

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>07</u>
LEASE AMENDMENT	TO LEASE NO. <u>GS-04B-61867</u>
ADDRESS OF PREMISES WAREHOUSE 1334-1336 NW 78 TH AVENUE MIAMI, FLORIDA 33126-1606	PDN Number: <u>PS0023497</u>

THIS AMENDMENT is made and entered into between

PUBLIC STORAGE BUSINESS PARKS

whose address is: 8216 NW 14TH STREET
MIAMI, FLORIDA 33126-1502

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to provide Notice to Proceed for alterations to the leased premises.

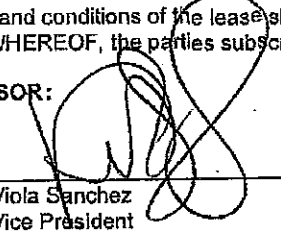
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective JUNE 1, 2013 as follows:

- A. USE OF THE GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR "SUPPLEMENTAL LEASE AGREEMENT" SHALL NOW HEREBY BE CONSTRUED TO MEAN "LEASE AMENDMENT."
- B. This Lease Amendment No. 07 has been prepared to accept and commence the leased premises as described in Lease Amendment No. 1, which consists of 5,000 rentable square feet (5,000 ANSI/BOMA office area square feet) and 5 surface parking spaces at 1338 NW 78th Avenue, Miami, Florida 33126-1606.
- C. Upon execution of this Lease Amendment, the following clauses are hereby amended or replaced:
 - 1. Section 1, Paragraph 1.01 as set forth in the GSA Lease Form L202 and all subsequent Lease Amendments is hereby amended as follows:

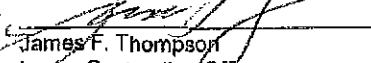
This Lease Amendment contains 3 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

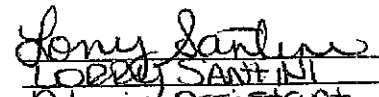
FOR THE LESSOR:

Signature: 
Name: Viola Sanchez
Title: Vice President
Entity Name: Public Storage Business Parks
Date: 6/12/13

FOR THE GOVERNMENT:

Signature: 
Name: James F. Thompson
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 6/14/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Tony Santini
Title: Admin Assistant
Date: 6/12/13

"1.01 THE PREMISS—SUCCEEDING (APR 2011)...The Premises are described as follows:

Office and Related Space: 15,000 rentable square feet (RSF) yielding 15,000 ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of office and related space (based upon a Common Area Factor of 1.0 percent) located on the 1st floor(s) and known as Suite(s) 1334, 1336, and 1338 of the Building..."

2. Section 1, Paragraph 1.02-A, as set forth in the GSA Lease Form L202 and all subsequent Lease Amendments is hereby deleted and replaced as follows:

"A. Parking: 15 parking spaces as depicted on the plan attached hereto as Exhibit, of which 15 shall be surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property."

3. Section 1, Paragraph 1.03-A, as set forth in the Lease GSA Form L202 and all subsequent Lease Amendments is hereby deleted and replaced as follows:

"A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

TERM	ANNUAL RENT ¹	ANNUAL RATE/RSF
June 1, 2013 – August 31, 2013	\$190,035.00	\$12.67
September 1, 2013 – August 31, 2014	\$195,736.05	\$13.05
September 1, 2014 – August 31, 2015	\$201,608.13	\$13.44
September 1, 2015 – August 31, 2016	\$207,656.38	\$13.84

¹ Fully serviced rental rate includes a combined shell and operating rent.

- D. The Government shall reimburse the Lessor in a lump payment in the amount of \$177,355.17, upon approval by the Government, and upon receipt of an original invoice after completion, inspection, and acceptance of the work by the Contracting Officer.

Amendment	Labor, materials, and equipment for	Reimbursement Cost
No. 2	Design and Architectural Services	
No. 3	Notice to Proceed on Alterations to Suite 1338	\$ 150,802.50
No. 4	Change Order Notice to Proceed, including: Change Order #1 – Temp Cage Change Order #2 – Overhead Door Motor Change Order #3 – Water Fountain and Specialty Tub Install Change Order #4 – Laminate Top and Swing Door	Total Per # \$ 10,272.80
No. 5	Change Order Notice to Proceed, including: Change Order #5 – Electrical outlets & data drops	
No. 6	Change Order Notice to Proceed, including: Change Order #6 – Exhaust fan rebar cage & paint whse	
Total to date	All completed work in this SLA	\$ 177,355.17

To date the total reimbursement cost as described in this SLA has already been completed, inspected, invoiced, and paid under PS 0023497.

- E. Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government, the Lessor shall follow the instructions posted on the website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling (817) 978-2408 or by email at FW-Paymentsearch.finance@gsa.gov.

- F. A copy of the invoice must be provided to the Contracting Officer at the following address:

INITIALS:

LESSOR

&

GOVT

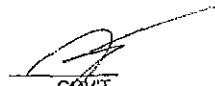
General Services Administration
Attention: James F. Thompson, Contracting Officer
7771 Oakland Park Boulevard, Suite 119
Sunrise, Florida 33351-6737

- G. A proper invoice must include the following:
1. A unique, vendor-supplied invoice number
 2. Invoice date
 3. Name and address of the Lessor EXACTLY as written on the Lease or as listed on this Lease Amendment
 4. Lease contract number, building address, and a description, including price and quantity, of the item(s) delivered
 5. GSA PDN Number: **PS0023497**
- H. A proper invoice must be submitted on company letterhead. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign the invoice.
- I. The Lessor hereby waives restoration as a result of these improvements.

INITIALS:


LESSOR

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GOV'T