

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
NO.4

DATE

July 16, 12

TO LEASE NO.
GS-09B-02625

ADDRESS OF PREMISES, 6970/6990 South Palo Verde Road, Tucson, AZ 85756-5006

THIS AGREEMENT, made and entered into this date by and between **Palo Verde Corona, LLC**

whose address is 4750 N. Oracle Road, Suite 210
Tucson, AZ 85705

Herein after 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 with Change orders 5 thru 11 for the above mentioned premises:

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, Upon execution by the Government, as follows;

The purpose of this Supplement Lease Agreement 4 is to accept Change Orders Five (5), Six (6), Seven (7), Eight (8), Nine (9), ten (10) and eleven (11).

Paragraph 38 is hereby added to the lease as follows:

38. This serves as the official approval for change orders numbers 5-11 in the amount not to exceed \$123,635.00. This amount shall include all materials, labor, and overhead, as described further in Lessor's change order proposals, to complete the work to the Government's satisfaction. The proposals for change orders five (5) thru eleven (11) are hereby attached and made a part of the lease and will be deducted from the credit issued on Change Order 1.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

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LESSOR : Palo Verde Corona, LLC

BY

(Signature)

(Title)

Member/Manager

IN PRESENCE OF

(Signature)

*4750 N. Oracle Rd, Suite 210
Tucson, Az. 85705*

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Deborah D. Orkowski
Deborah D. Orkowski (Signature)

Lease Contracting Officer

(Official Title)

Supplemental Lease Agreement 4

Lease#: GS-09B-02625

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<u>Deduction from Government Credit</u>	<u>Description of Work</u>	<u>Cost</u>
Change Order 5	Accumulation of changes required at final move in of building 1	
Change Order 6	Additional cable drops for building 2	
Change Order 7	ADT to add card access systems	
Change Order 8	Card read access at perimeter security fencing	
Change Order 9	12 Additional cable drops in room 235	
Change Order 10	Relocate light switches in holding area interview rooms	
Change Order 11	Key Card Access and Panic Hardware (door 226) & Misc. Electrical changes.	
Total Change Orders		\$123,635.00
Total Credit remaining	Credit remaining from change order 1 and deductions of change orders 2-4 approved in SLA 3	(\$134,232.00)
Balance of Credit remaining	Balance of Credit from change order 1 remaining	\$10,597.00

Title to any and all alternations and tenant improvements for which the Government will make a "lump sum" payment or receive credit and/or deductive change orders shall vest in the government. The Government at any time can remove these items. The Lessor waives restoration in connection with these items. Unless the Government has removed the items from the premises, the Lessor shall remain responsible for maintenance and repair of all items provided by the Lessor under this lease. If after the lease term of any extensions, or succeeding lease term, the government elects to abandon these items in place, title shall pass to the Lessor.

All other terms and conditions remain in full force and effect.

 & 
Govt Lessor