

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4 TO LEASE NO. GS-09B-02745
ADDRESS OF PREMISES College Square 991 Parallel Drive, Suite A Lakeport, CA 95453-9757	PDN Number: PS0026457

THIS AMENDMENT is made and entered into between **RUZICKA ASSOCIATES**,

whose address is: **2495 PARALLEL DRIVE, LAKEPORT, CA 95453-9757**

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 approve, and pay for, five change orders;

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 **December 13, 2012** as follows:

A. In separate correspondence dated August 28, 2012, the Government issued Notice to Proceed for Tenant Improvements in the amount of \$315,070.36. Additional authorization is hereby provided for those items in approved Change Orders #1, 3, 4, 5, and 6 totaling \$5,020.29. As a result, the total costs for tenant improvements are \$320,090.65. Of the total tenant improvement costs, \$272,082.89 is amortized into the Lease and the remaining \$48,007.76 shall be paid as lump sum.

CO #1 – Framing change costs for FEI windows
 CO #3 – Padding for metal FEI counter supports
 CO #4 – Padding for metal columns in FEI area
 CO #5 – Revise lighting in women's restrooms
 CO #6 – Provide and install extra interview station numbers

Total:	
Lessor's P&O	
GRAND TOTAL:	\$5,020.29

Upon completion, inspection, and acceptance of the work, the Government shall reimburse the Lessor in a one-time lump sum payment in the amount of \$48,007.76, minus any previous payments; upon submission of a proper invoice in accordance with this Lease.

This Lease Amendment contains 2 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: Nancy Ruzicka
 Name: Clifford Ruzicka, Nancy Ruzicka
 Title: OWNERS
 Entity Name: RUZICKA ASSOCIATES
 Date: MARCH 19, 2013

FOR THE GOVERNMENT, General Services Administration:

Signature: [Signature]
 Name: Merlin E. Nygren
 Title: Lease Contracting Officer
Public Buildings Service
 Date: MAY 06 2013

WITNESSED FOR THE LESSOR BY:

Signature: Katie Johnson
 Name: Katie Johnson
 Title: Engineering Services Coord
 Date: 3/19/13

For this and all other work Lessor may perform at the direction of the Contracting Officer that may not be covered under this lease, the Lessor must comply with the following instructions in order to receive payment:

Invoice Number: The Lessor (hereafter identified as the "vendor") must create and include a unique invoice number on each invoice submitted for payment. The invoice number is the only information provided to the vendor to identify their payment.

Vendor's remit to name and address: If the vendor's management company submits the invoice on behalf of the vendor, please include the name and address of the management company, not the vendor. The vendor's name and address must match the name and address in the GSA vendor file.

GSA Pegasys Document Number Instructions to Vendors: Vendors must cite the GSA Pegasys Document Number (PDN)[to be provided by the Contracting Officer] on their invoices and must submit their invoices directly to the GSA Greater Southwest Finance Center, with a copy to the Contracting Officer. ***Invoices submitted to GSA without the PDN will be immediately returned.***

Invoicing instructions: Vendors must submit invoices electronically on the GSA Finance Website at www.finance.gsa.gov. Vendors who are unable to submit the invoices electronically, may mail the invoices to the following address:

General Services Administration
Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must also be provided to the GSA Contracting Officer via e-mail or delivered to the following address:

General Services Administration
Pacific Rim Region (9P1PRC)
450 Golden Gate Avenue
San Francisco, CA 94102-3434

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no monies whatsoever are due under this agreement until thirty (30) calendar days after the date of execution by the Government.

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INITIALS:


LESSOR

&


GOVT