

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>2</u>
LEASE AMENDMENT	TO LEASE NO. GS- <u>09P-LAZ03186</u>
ADDRESS OF PREMISES 1785 Kiowa Avenue Lake Havasu City, Arizona 85747-9330	PDN Number: TBD

THIS AMENDMENT is made and entered into between
PBC Acquisitions IV, LLC

whose address is: 1160 Battery Street, Suite 250
San Francisco, CA 94111

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 finalize Tenant Improvement pricing for items not covered in Lease Amendment #1, to provide funding authorization for additional Tenant Improvements authorized in this Lease Amendment; to issue a Final Notice to Proceed on the Tenant Improvement work not covered in the Limited Notice to Proceed dated December 9, 2015; to correct the Change of Lessor on Lease Amendment Number 1 to reflect the Lessor Change authorized by Supplemental Lease Agreement 1; and to amend the Lessor's address to 1160 Battery Street, Suite 250, San Francisco, CA 94111.

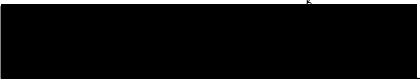
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

- I. In separate correspondence dated December 17, 2015, the Government has issued a Final Notice to Proceed for additional approved Tenant Improvements in the amount of \$49,434.07. The Government hereby agrees to all Lessor pricing established in the November 24, 2015, TICS table identified as Exhibit B attached to Lease Amendment #1 (which includes all costs for the previously- suspended line item for 26000 --"Electrical: Lighting Protection"), **with the exception of pricing for Line Item 02000 ("Site Work")**. For this specific item, the Government has determined that \$13,327.13, which includes Lessor markups, is a fair and reasonable cost. The Government hereby orders the remaining balance authorized by the Final Notice to Proceed dated December 17, 2015, not to exceed \$49,434.07, to be paid as follows:

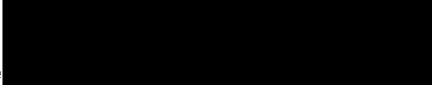
This Lease Amendment #2 contains 2 pages

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.

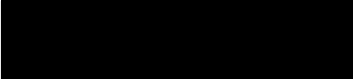
FOR THE LESSOR:

Signature: 
Name: CYRUS SANANDAJE
Title: AUTHORIZED REP.
Entity Name: PBC ACQUISITIONS IV, LLC

FOR THE GOVERNMENT:

Signature: 
Name: Jeremy Walker
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 3/10/2016

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: KARL SEITH
Title: ACQUISITIONS

- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment not to exceed \$49,434.07 for Tenant Improvement work in excess of the amortized Tenant Improvement Allowance and in excess of approved amounts further described in Lease Amendment #1 (and its attachments) to this Lease, and further identified in the Final Notice to Proceed dated December 17, 2015 upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer. The original invoice must be submitted directly to the GSA Finance Office at the following address: General Services Administration FTS and PBS Payment Division (7BCP) P.O. Box 17181 Fort Worth, TX 76102-0181.

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

U.S. General Services Administration
Real Estate Acquisition Division
401 West Washington Street, Suite 170
Phoenix, AZ 85003

A proper invoice must include the following: - Invoice date - Name of the Lessor as shown on the Lease - Lease contract number, building address, and a description, price, and quantity of the items delivered - GSA PDN #
If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

- III. The Lessor hereby waives restoration as a result of all improvements.
- IV. A Supplemental Lease Agreement No. 1 was executed by both parties May 21, 2015, to change Lessor's name from Presidio Bay Capital to PBC Acquisitions IV, LLC. Lease Amendment Number 1 to this lease executed by both parties on December 18, 2015, is hereby amended to reflect the Lessor Change.
- V. The Lessor's address is changed to 1160 Battery Street, Suite 250, San Francisco, CA 94111

INITIALS:

VCS
LESSOR

&

JW
GOV'T