

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
LEASE AMENDMENT	TO LEASE NO. GS-09P-03376
ADDRESS OF PREMISES 3300 North Central Avenue, Ste 690 Phoenix, AZ 85012-2504	PDN Number:

THIS AMENDMENT is made and entered into between **Arizona State Retirement System**

whose address is: 3300 North Central Ave
Phoenix, AZ 85012-2504

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 issue the Notice to Proceed with Change Order 02.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution, as follows:

Paragraph 7.03 and Exhibit "3A" are added.

7.03 NOTICE TO PROCEED WITH TI CONSTRUCTION Change Orders

(1) Notice to Proceed with Change Order Construction: Following a Government review of the submitted cost proposal, and in accordance with Paragraph 4.01F of the Lease, the Government has determined that the Change Order bids submitted by Lessor for Change Order 01 is fair and reasonable. A Notice to Proceed is hereby issued for the construction of the Change Order at a total cost not to exceed **\$55,056.46**. Exhibit "3A", comprised of 28 pages, attached to this Lease Amendment 3 provides the price summary for Change Orders 02.


Change Order No.	PR No.	Description	Amount
02		Demo	
		Framing & Drywall	
		Insulation	
		Finish Carpentry	

This Lease Amendment contains 2 pages, plus Exhibit 3A.

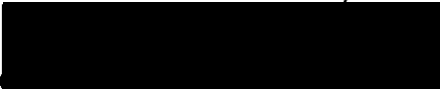
All other terms and conditions of the lease shall remain in force and effect.

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


FOR THE LESSOR:

Signature: 
 Name: PERRY A WHITE
 Title: ASSISTANT CHIEF INVESTMENT OFFICER
 Entity Name: ARIZONA STATE RETIREMENT SYSTEM
 Date: DECEMBER 14, 2017

FOR THE GOVERNMENT:

Signature: 
 Name: ERIN WINSHEL
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 12/19/17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Michael Capeland
 Title: Assistant PM of Real Estate
 Date: 12/19/17

		Acoustic Ceiling	
		Window Covering	
	No Charge	Paint	
	No Charge	Flooring	
		Millwork (includes deduct of recp area millwork)	
		Sprinklers	
		HVAC 9 Includes 2 attached CO's	
		Electric (Includes 4 attached CO's)	
		Fire Alarm	
		Card Reader	
		Auto Openers	
		Signage	
		Movable Partitions	
		Structural Steel	
		AIPHONE	
		Supervision	
		General Labor	
		Office General conditions (2%)	
		Insurance (1%)	
		Contractors Fee (2%)	
Total – New Change Orders			\$55,056.46

(2) Tenant Improvement Rent Credit: Because the Tenant Improvement allowance in the Lease exceeds the final approved NTP amount, a subsequent Lease Amendment will adjust the rental rate in accordance with Paragraph 1.09A of the Lease upon acceptance of the space for beneficial occupancy.

All other terms of the Lease shall remain in full force and effect.

INITIALS:

LESSOR

&

GOVT