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37. Notice to Proceed with Design:

A Notice to Proceed ("NTP") is hereby issued for the design and pre-construction services for the [space]. The cost of these services shall be for the firm-fixed price of $550,444.00 inclusive of all architectural, engineering and management fees for design and pre-construction services and the Government has determined this pricing to be fair and reasonable. The Lessor shall design all Tenant Improvements in accordance with Exhibit A, Exhibit B, and Exhibit C, attached hereto, and all other applicable terms and conditions of the lease. The cost for the design shall be deducted from the tenant improvement allowance associated with the sixth and seventh floors. Value engineering or schedule changes caused by the Government are not included in the firm-fixed price and any such changes will be the responsibility of the Government.

38. Security and IT Systems

Subsequent to the installation of any security or information technology equipment, the Lessor shall not be responsible for its operation, maintenance, repair and replacement. Notwithstanding the foregoing, the Lessor shall remain responsible for security and IT systems repairs covered by the construction general contractor and sub-contractor's warranty during the initial warranty period. If a repair is determined to not be covered by the warranty, the Government shall be responsible for the repair.

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