

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-09B-03184
ADDRESS OF PREMISES: 235 Pine Street, San Francisco, CA 94104	PDN Number: PS0027915

THIS AMENDMENT is made and entered into between THE REALTY ASSOCIATES FUND VIII

whose address is: P.O. BOX 223378
PITTSBURG, PA 15251-2003

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 authorize the addition of the project soft costs and revise the lump sum payment for the Tenant Improvement costs.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 28, 2014, as follows:

I. "In separate lease amendment, the Government issued the final Notice to Proceed has been issued in the amount of \$653,126.00 for the Tenant Improvements.

The Government hereby orders the addition of the project soft costs, in the amount of \$29,960, to be added to the previously issued Tenant Improvement cost.

The revised cost of the Tenant Improvements is \$683,086.00 exceeds the Tenant Improvement Allowance of \$74,805.00 (\$19.35/ABOA SF), which has been amortized into the rental rate."

II. "Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$608,281.00 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

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This Lease Amendment contains 2 pages. Attachment to Lease Amendment # 4 contains 1 page.

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 [REDACTED] Signature: [REDACTED] Name: [REDACTED] Title: <u>REGIONAL DIRECTOR</u> Entity Name: <u>REALTY ASSOCIATES FUND VIII</u> Date: <u>2/21/14</u>	FOR THE GOVERNMENT: Signature: [REDACTED] Name: <u>Lalaine Flores</u> Title: <u>Lease Contracting Officer</u> Entity: <u>GSA, Public Buildings Service</u> Date: <u>2/05/2014</u>
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WITNESSED [REDACTED]
 Signature: [REDACTED]
 Name: Carmen Lee
 Title: Executive Assistant
 Date: 2/21/14

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

General Services Administration
Attn: GSA CONTRACTING OFFICER
Address: 50 United Nations Plaza
Address: 2nd Floor West, Room 2255
City, State Zip: San Francisco, CA 94102

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 # PS0027915

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it."

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

INITIALS:  & 
LESSOR GOV'T