

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 7
LEASE AMENDMENT	TO LEASE NO. GS-09P-LCA03272
ADDRESS OF PREMISES 6640 LOCKHEED DRIVE REDDING, CA 96002-9003	PEGASYS DOCUMENT NUMBER (PDN): PS0034819

THIS AMENDMENT is made and entered into between **REDDING IMPERIAL LLC**, a California Limited Liability Corporation;

whose address is: 12675 Danielson Court, Suite 414, Poway, CA 92064-6835

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 a change order (#7), clarify payment for the gas and electrical utility bills, and clarify the use of the wareyard;

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **August 26, 2016**, as follows:

A. Paragraph C "Wareyard" is hereby ADDED to Paragraph 1.01 "THE PREMISES" of the Lease:

"C. Wareyard

Occupancy and use of **56,143** SF of outside wareyard space is included in the rent at no additional cost to the Government, and is subject to the terms and conditions of this Lease."

B. Change Order number 7, totaling [REDACTED] is hereby approved and authorized for payment. This change order is for the installation of automatic door closers in four (4) rooms - #134, 138, 139, and 140.

C. Paragraph 7.08 titled "Tenant Improvement Change Order #7 Lump Sum Payment" is hereby ADDED to the Lease:

"7.08 TENANT IMPROVEMENT CHANGE ORDER #7 LUMP SUM PAYMENT

Additional costs for Tenant Improvements totaling [REDACTED] is hereby authorized by the Government for the change order number 7 described above. These additional costs will be paid in a one-time, lump-sum payment by the Government to the Lessor when:

Continued on page 2. This Lease Amendment contains **TWO (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: [REDACTED]
Name: Demetrius R. [REDACTED]
Title: MANAGER
Entity Name: Redding Imperial LLC
Date: 9/19/16

FOR THE GOVERNMENT, General Services Administration:

Signature: [REDACTED]
Name: Merlin E. Nygren
Title: Lease Contracting Officer
Public Buildings Service
Date: SEP 20 2016

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Michelle L. Snyder
Title: Project Manager
Date: 9-19-16

- a) The Tenant Improvement change order has been completed;
- b) The Government has inspected and accepted the Tenant Improvement change order;
- c) This Lease Amendment has been executed by both parties, and;
- d) The Lessor submits a proper invoice in accordance with the lease.

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) 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)
Mailbox 9
50 United Nations Plaza Room 2240
San Francisco, CA 94102-4912

This change order brings the total additional Tenant Improvement costs to [REDACTED]

D. Paragraph 7.09 titled "Government Tenant Agency responsibility for payment for gas and electrical utility bills" is hereby ADDED to the Lease:

"7.09 Government Tenant Agency responsibility for payment for gas and electrical utility bills"

The Lessor and the Government understand and agree that the current Government Tenant Agency (Bureau of Land Management) shall be responsible for payment of the gas and electrical utility bills separate from this Lease under its own accounts.

Further, the Lessor and Government understand and agree that if, in the future, the Government should substitute another Government Tenant Agency in the entire Premises; this arrangement may change by mutual agreement."

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.

INITIALS:


LESSOR

&


GOV'T