PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	TO LEASE NO. GS-09P-LCA03298	
ADDRESS OF PREMISES 122 – 126 West Figueroa Street Santa Barbara, CA 93101	PDN Number:	Page 1 of 3

THIS AMENDMENT is made and entered into between: **124 WEST FIGUEROA ASSOCIATES**

whose address is: **821 KNAPP DRIVE, SANTA BARBARA, CA 93108**

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 formally issue a Notice to Proceed with Tenant and Security Improvement and provide Lump Sum payment procedures

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 Govt Execution, as follows:

A. NOTICE TO PROCEED FOR TENANT IMPROVEMENTS AND BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)

The Government has reviewed the Tenant Improvement Pricing Proposal dated July 27, 2017 based on the 100% Construction documents dated, 1 JUNE 2017, completed by Kupiec Architects PC, and approves the Tenant Improvement price of **$1,050,773.75** as listed in the attached TICs summary. The Lessor shall amortize the TI allowance amount of **$404,043.93** and BSAC cost of **$10,000.00**, into the rent at the rate of 6.50% percent over ten (10) years. The remaining amount not to exceed **$646,729.82** will be paid via a one-time lump sum payment by The Government upon completion, inspection, and acceptance of the tenant improvements by the Government and receipt of an invoice from the Lessor

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: JAMES G. PATTILLO

Title: PRESIDENT

Entity Name: 124 WEST FIGUEROA ASSOCIATES A CALIFORNIA LIMITED PARTNERSHIP

FOR THE GOVERNMENT:

Signature: [redacted]

Name: James Valk

Title: Lease Contracting Officer

Entity Name: GSA, Public Buildings Service

Date: AUGUST 29, 2017

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]

Name: Louie Silva

Title: GSA - Leasing Specialist

B. LUMP SUM PAYMENT PROCEDURE

A properly executed original invoice, in the amount of **$646,729.82,** shall be forwarded to the GSA Finance office electronically on the Finance website at http://www.finance.gsa.gov/defaultexternal.asp and a copy will be provided to the GSA Lease Contracting Officer. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If you are unable to process the invoice electronically you may mail the original invoice to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181

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

General Services Administration
Attn: James Valk
Lease Contracting Officer
300 N Los Angeles Street, Suite 4300
Los Angeles, CA 90012

For an Invoice to be considered proper, it must:

1. Be received after the execution of the Lease Amendment and included in the final Invoice
2. Reference the Pegasys Document Number (PDN):
3. Include a unique, vendor supplied, invoice number.
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address. Payee's name and address must EXACTLY match the Lessor's name and address listed above.
6. Include the lease number.
7. Include invoice date.
8. Include description, price, and quantity of work or services delivered.
9. Name, title phone number and mailing address of person to be notified in the event of a defective invoice

INITIALS: _____ LESSOR & _____ GOV'T