GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-09P-LCA03298
ADDRESS OF PREMISES 122 – 126 West Figueroa Street Santa Barbara, CA 93101-3106	PDN Number: TBD

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

whose address is: 821 KNAPP DRIVE
SANTA BARBARA, CA 93108-1941

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 provide Notice to Proceed (NTP) for the change orders below.

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 Government Execution, as follows:

Approval of Change Orders:

The Lease Amendment (LA) shall serve as the Lessor's NTP for Change Orders as outlined in the table below. The Government reviewed the Lessor's Tenant Improvement (TI) pricing as outlined in the table below and has determined to be fair and reasonable. Said not to exceed pricing includes all costs for labor, materials, fees, overhead, profit, A/E Fees and any other costs required to complete this work. This work with be paid to the Lessor via lump sum payment in the amount of [redacted]

Above standard drinking fountains	[redacted]
New sidewalk at rear as required by City of SB for access to entrance doors and trash enclosure	
Flooring Update – Vinyl to Rubber	
Paving work: demo & replace sidewalk; remove & replace asphalt -- from rear door to trash enclosure	
Add two steel legs for writing counter	
Add multiple support legs for other counters	

This Lease Amendment contains 2 pages

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

FOR THE LESSOR:

Signature: 124 WEST FIGUEROA [redacted]
Name: JAMES C. PATTILLO
Title: PRESIDENT
Entity Name: 124 WEST FIGUEROA ASSOC.
Date: 4/25/18

FOR THE GOVERNMENT:

Signature: [redacted]
Name: Rocio Carbajal
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: April 25, 2018

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]
Name: TEODOR GÖLLNER
Title:
Date: 4/25/18

Motion Sensor Lighting	[redacted]
Add new fax line to DM office	
Add keyed switched to door-opener	
Kupiec Architects – attend conf. calls regarding [redacted] flooring, lighting, etc., attend site meetings with contractor and inspect to ensure compliance	
Total Sum	
Lessor Project Management Fee at 5%	
TOTAL LUMP SUM PAYMENT	

The total amount (lump sum payment) of [redacted] will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

LUMP SUM PAYMENT PROCEDURES:

A. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount not to exceed [redacted] shall be submitted via the GSA Finance website at www.finance.gsa.gov.

B. Invoice(s) shall be submitted to the Greater Southwest Finance Center (with a copy to the Lease Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Additional assistance is available from the Finance Customer Service Line at 817-978-2408. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

General Services Administration
P.O. Box 17181
Fort Worth, TX 76102-0181

A Copy of the invoice must be provided to the Leasing Specialist at the following address:

General Services Administration
ATTN: Louie Silva
300 North Los Angeles Street, Suite 4300
Los Angeles, CA 90012

A proper invoice must include the following:

- Invoice Date
- Unique invoice #
- 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 PS#00XXXXX (TBD)

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

C. The Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

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

INITIALS: LESSOR & GOV'T