

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 03  TO LEASE NO. GS-09P-LCA03336
ADDRESS OF PREMISES Ionian Plaza 42225 10 <sup>th</sup> Street West Lancaster, CA 93534	PDN Number:

**THIS AMENDMENT** is made and entered into between

A J ELIOPULOS COMMERCIAL / INDUSTRIAL DEVELOPMENT, INC.

whose address is: PO BOX 801087  
SANTA CLARITA, CA 91380

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 and incorporate change orders (C/O's) inclusive of all fees, and to provide for Lump Sum payment of the additional TI costs which exceed the TI allowance.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution of the Government, as follows:

Paragraphs entitled are added, Lease Paragraphs 7.02 and 7.03, as shown below:

#### 7.02 NOTICE TO PROCEED FOR TENANT IMPROVEMENTS – CHANGE ORDERS

- A. Following a Government review of the submitted Change Order #01 cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed for the construction of these change orders is hereby issued at a total cost not to exceed [REDACTED] inclusive of all fees.

This Lease Amendment contains ~~02~~ pages.

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

FOR THE LESSOR

FOR THE GOVERNMENT:

Signature: [REDACTED]  
 Name: Andrew J. Eliopoulos  
 Title: Principal  
 Entity Name: A J Eliopoulos Commercial/Industrial Development, INC.  
 Date: 12-14-17

Signature: [REDACTED]  
 Name: BRANDY K. OCKER  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: 12/14/2017

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
 Name: Melissa Bradley  
 Title: Manager  
 Date: 12/13/17

- B. The following Change Orders are authorized by the Government and are to be paid upon completion and acceptance of work by the General Services Administration Contracting Officer or a representative of the Contracting Officer.

	Description	Amount
	Ceiling T-Bar	
	Stripping/Sealing/Waxing flooring	
	Restroom Accessories	
	Fire Sprinkler	
	Bathroom Tile - Wainscot	
	Mini Blinds	
	Electrical	
<b>TOTAL Lump Sum Tenant Improvement Change Order Costs</b>		

### 7.03 LUMP SUM PAYMENT – CHANGE ORDERS

1. The total cost for Tenant Improvements (TI) – CHANGE ORDERS in the amount of [REDACTED] exceeds, which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of [REDACTED]. The Lessor shall construct all Tenant Improvements in accordance with Lease GS-09P-LCA03336. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of [REDACTED] pursuant to Paragraph B.2, herein. The successful completion of the items as outlined in the attached exhibit will constitute "substantial completion" for rental commencement purposes. The Lessor hereby waives restoration as a result of all improvements.

2. 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 to:

GSA, Greater Southwest Finance Center (7BCP)  
PO BOX 17181  
Fort Worth, TX 76102

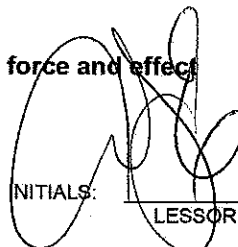
Alternatively the Lessor may submit the Invoice electronically, via the GSA Finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov)

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
- Annotation of GSA PS Number (will be sent after Government executes this Supplemental Lease Agreement)

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 of the Lease shall remain in force and effect**

INITIALS:   
LESSOR

&

  
GOV'T