

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 2  TO LEASE NO. GS-09P-LCA03393
ADDRESS OF PREMISES: Sierra Building 456 San Fernando Mission Blvd. San Fernando, CA 91340	PDN Number: N/A

THIS AMENDMENT is made and entered into between

RTSP PROPERTIES, LLC

whose address is: 12611 SAN VICENTE BLVD, LOS ANGELES, CA 90046

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 issue a Notice to Proceed (NTP) for Change Orders 1-10, 12-17, 19-21, and 23, for a total amount of [REDACTED]

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

#### B. NOTICE TO PROCEED OF CHANGE ORDERS

The Lease amendment (LA) shall serve as the Lessor's NTP for the Change Orders outlined in the Change Order Log below. The Government reviewed the Lessor's Tenant Improvement pricing and has determined it 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 Lease Amendment contains <sup>3</sup> pages and Exhibit 1-A (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 THE LESSOR:

Signature: [REDACTED]  
Name: Peter C. Ver Halen  
Title: Sole Member  
Entity Name: RTSP Properties, LLC  
Date: \_\_\_\_\_


FOR THE GOVERNMENT:

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 2/27/18

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]  
Name: GEORGE P. PICO  
Title: OWNER REP  
Date: 2/15/18

Change Order #	Date	Description	Amount
1	10/6/2017	Misc Accessories (i) Delivery 10' storage pod. Pick up and delivery and 5 month storage rental. (ii) 10 moving blankets. (iii) 80 storage boxes.	
2	10/19/2017	Plumbing Add to replace all existing fixtures with water efficient fixtures to include: (i) 5-New Lavs. W/Metered Faucet (ii) 3-Tank Type Toilets (iii) 1-New Urinals (iv) 1- New Breakroom Sink W/Hot & Cold-Water Dispenser	
3	10/26/2017	Demolition Additional electrical demo and re-wire to accommodate unforeseen low electrical conduit and wiring that needs to be removed. Additional data and low voltage demo and re-wire to accommodate unforeseen low data conduit and cabling needs to be removed.	
4	11/2/2017	Plumbing Install 2 insta hots, re-route and cap off water lines to higher elevation to clear new ceiling height. Remove old water heater. Add two circuits for the insta hot heaters	
6	11/2/2017	Metals - Structural (i) Credit for structural beam and column no longer to be raised (ii) credit for concrete cutting at 4 pad footings and pour back. (iii) add for additional bracing of beam to roof, columns drawings & project management	
7	11/2/2017	Finishes Add to replace 20% of existing tile in open office, storage, MPR and mgr. office. Demo tile in front reception area and install all new. Delete stepped soffit in MPR, joining existing grid to make one level.	
8	11/6/2017	Plumbing Install 6 gallon water heater to service back half of building.	
9	11/6/2017	Metals - Structural Engineer's fee for revising existing structural plan, and preparing new design for removal of CMU wall. Structural steel fabrication and installation. Deputy inspector (estimated). Saw cut, haul and removal of CMU wall.	
10	11/14/2017	Plumbing New cold water plumbing system for back half of building	
12	12/5/2017	Finishes Floor Grinding: Deposit related to initial grinder, could not remove all existing; work was cancelled. New sub: Grinding of floors to be guaranteed to remove all debris down to bare concrete. Add to bead blast concrete as needed. 50/50 split with owner	
13	12/5/2017	Finishes Add to replace 80% of existing tile in open office, storage, MPR and mgr. office.	
14	12/1/2017	Structural Grid C: Add to replace the existing beams and posts. Includes temporary shoring. Demo of existing beams and ducting. Replace duct transitions to 6" metal rectangular and reconnect	
15	12/13/2017	Structural CMU Wall opening for new electrical room access	
16	12/14/2017	Finishes Replace all door frames and hardware in the SSA space	
17	12/21/2017	Mechanical Exhaust Fan Replacement. Remove 4 existing ceiling mounted exhaust fans serving the 4 restrooms of the SSA office. Install 4 100 CFM ceiling mounted exhaust fans. Connect to existing exhaust ducts.	

INITIALS:   
LESSOR

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19	1/9/2018	Drywall	The drywall soffit will come down 2-1/2" from the current 9-5" height. To be over 3' wide.	
20	1/19/2018	Finishes	Floor Prep: Added floor prep by installers to install flooring with warranty. Level floor at storage area.	
21	1/19/2018	Misc Access / Labor	Cost of 20' storage delivery and rental, labor to assist clearing of POD. Add 16 man hours, 1 journeyman, 1 apprentice to raise lower and patch front lobby T-bar	
23	1/24/2018	Finishes & Plumbing	Replace all blinds in SSA space with roller shades. Install water filter at employee drinking fountain and install in sink fileted water dispenser	
<b>TOTAL</b>				

The total amount 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.

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](http://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:

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

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

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer at:

GSA, Real Estate Division – Los Angeles  
Attention: James Valk  
300 N Los Angeles Street, Suite 4300  
Los Angeles, CA 90012  
Phone: 213-894-0550  
Email: [Louie.silva@gsa.gov](mailto:Louie.silva@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 the 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 FULL FORCE AND EFFECT**

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