

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>8</u> TO LEASE NO. GS-08P-LMT14743
ADDRESS OF PREMISES 754 River Rock Helena, MT 56991-0240	PDN Number: PS0038807

THIS AMENDMENT is made and entered into between SBC Archway Helena, LLC

whose address is: 6161 S Syracuse Way, STE 330
Greenwood Village, CO 80111-4755

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease by issuing a Notice to Proceed for Change Orders.

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:

The following paragraph is hereby deleted and replaced with the following.

7.03 NOTICE TO PROCEED FOR CHANGE ORDERS:

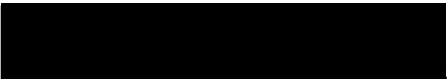
- A. This Lease Amendment shall serve as the Lessor's NTP (Notice to Proceed) with the Change Orders as outlined in the table below. The Government reviewed the Lessor's Change Order pricing and has determined it to be fair and reasonable. Said Not To Exceed pricing as noted in the table below and includes all costs for labor, materials, fees, overhead, profit, A/E Fees and any other costs required to complete this work.

This Lease Amendment contains **3** pages, plus exhibit

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.

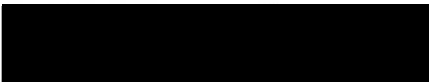
FOR THE LESSOR:

Signature: 
 Name: Mark E. Aukamp
 Title: Managing Member
 Entity Name: SBC Archway Helena LLC
 Date: 6/26/2018

FOR THE GOVERNMENT:

Signature: 
 Name: Mike Gawell
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 7/3/2018

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Camille Davidson
 Title: Operations Manager
 Date: 6/26/2018

B.

	Initial TI NTP	\$2,014,175.38		
	Allowances per the lease	(\$590,589.54)		
	Initial Lump Sum Payment	\$1,423,585.85		
	LA 2 Lump Sum (CREDIT)	(\$7,288.93)		
	LA 3 Lump Sum Payment	\$10,500.00		
	LA 5 Lump Sum Payment	\$3,105.00		
	LA 6 Lump Sum Payment	\$5,489.00		
	LA 7 Lump Sum Payment	\$22,628.37		
	LA 8 Lump Sum Payment	\$3,895.00		
	Total Lump Sum owed to date	\$1,461,914.29		
CHANGE ORDER	DESCRIPTION	AMOUNT	APPROVED VIA LA#	EXHIBIT
		\$41,660.64	2	2A
		(\$7,051.00)	2	2A
		(\$47,764.50)	2	2A
		\$5,865.93	2	2A
		\$10,500.00	3	3A
		\$3,105.00	5	5A
		\$5,489.00	6	6A
		\$22,628.37	7	7A
		\$3,895.00	8	8A
Not To Exceed Total Change Orders approved for LA 8		\$3,895.00		

INITIALS:


 LESSOR

&


 GOV'T

C. LUMP SUM PAYMENT PROCEDURE

A properly executed original invoice 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:4

General Services Administration
Attn: Mike Gawell
1 Denver Federal Center
Bldg. 41, Rm. 240
Denver CO. 80225-0001

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) PS0038807
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.

INITIALS:

MA

LESSOR

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MA-G

GOVT