

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07P-LOK17005
ADDRESS OF PREMISES 12301 N. Kelley Avenue Oklahoma City, OK 73131	PDN Number: PS0029206

THIS AGREEMENT, made and entered into this date by and between MARKET CENTER, LLC

whose address is: 825 N. BROADWAY, SUITE 300
OKLAHOMA CITY, OK 73102

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 (i) issue Notice To Proceed on the tenant improvements and to order tenant improvements which exceed the tenant improvement allowance, (ii) update the zip code for the building, (iii) update the Lessor street address, (iv) revise the total number of parking spaces at the building and include a new site plan, and (v) incorporate the final DID's into the Lease.

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:


1. This Lease Amendment is your Notice to Proceed to furnish and install tenant improvements as required and outlined in RLP No. 00K2148 and the attached Government approved Design Intent Drawings (Exhibit B). The total cost for the tenant improvements and security is \$1,492,067.99. Of the \$1,492,067.99 only \$724,852.00 has been amortized into the rent as tenant improvements and \$23,300.00 has been amortized into the rent as Building Specific Security. Both the tenant improvements and security costs have been amortized at 6.50% for 60 months. The Government hereby orders the balance of \$743,915.99.
2. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$743,915.99, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.


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This Lease Amendment contains 3 pages plus Exhibit A (1 page) and Exhibit B (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
MARKET CENTER, LLC
Signature: 
Name: MARKET CENTER, LLC
Title: MANAGER
Entity Name: MARKET CENTER, LLC
Date: 6-22-14



FOR THE GOVERNMENT:
Signature: 
Name: NICHOLE DECKER
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: June 23, 2014

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Jessa Sanders
Title: Admin. Assistant
Date: 6/22/14

8. Use of the GSA Form 276, Supplemental Lease Agreement (SLA) has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."

End of Lease Amendment No. 1

INITIALS:  & 
LESSOR GOVT