

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-07P-LOK17005 / LOK17005
LEASE AMENDMENT	
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 issue Notice to Proceed (NTP) to furnish and install Change Order #1 as part of the Tenant Improvements.

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

1). This Lease Amendment (LA) No. 2 is your Notice to Proceed (NTP) to furnish and install Change Order #1 (CO #1) as part of the Tenant Improvements. The total cost for the Tenant Improvements and Building Specific Security was [REDACTED] pursuant to Lease Amendment #1. The cost of Change Order #1 is [REDACTED]. Therefore the total cost for the Tenant Improvements and Building Specific Security increased to **\$1,493,130.99** [REDACTED] + [REDACTED] = **\$1,493,130.99**. Of the **\$1,493,130.99** 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 Building Specific Security have been amortized at 6.50% for 60 months. The Government hereby orders the balance of **\$744,978.99** (**\$1,493,130.99 - \$748,152.00 = \$744,978.99**).

2). Upon completion, inspection and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of **\$744,978.99**, upon receipt of an original invoice after completion, inspection and acceptance of the space by the Contracting Officer.

This Lease Amendment contains 2 pages, and EXHIBIT "A" contains 1 page.

All other terms and conditions of the Lease shall remain in force and effect.
IN WITNESS [REDACTED] subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [REDACTED]
Name: [REDACTED]
Title: MANAGER
Entity Name: MARKET CENTER, LLC
Date: 8-13-14

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: ANTHONY SULLIVAN
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/21/14

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Tessa Sanders
Title: Broker Assistant
Date: 8/13/14

Invoices shall be submitted to the Greater Southwest Finance Center (with copy to the Contracting Officer) electronically on the Finance website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically may mail the invoices to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

US General Services Administration
ATTN: Kristine Deltorto - LCO
200 NW 4th Street
Room 4050
Oklahoma City, OK 73102

A proper invoice must include the following:

- Invoice date
- Unique invoice number
- 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 # PS0029206

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it. The Lessor hereby waives restoration as a result of all improvements.

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of the Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

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INITIALS:  & 
LESSOR & GOV'T