

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
LEASE AMENDMENT	TO LEASE NO. GS-07B-17080
ADDRESS OF PREMISES Airport Business Center 3700 South MacArthur, Suite C Oklahoma City, OK 73179-7612	PDN Number: PS0025874

THIS AMENDMENT is made and entered into between WAIP, LLC

whose address is: 825 North Broadway Avenue  
Suite 310  
Oklahoma City, OK 73102-6012

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

- 1) Issue a Notice to Proceed for the Storm Shelter in the amount of \$85,673.00 that was previously deleted in Lease Amendment #3 and provide an anticipated completion date; and
- 2) Change the total cost of the Tenant Improvement; and
- 3) Provide for the payment of the total Tenant Improvement cost above Tenant Improvement Allowance; and
- 4) Replace the terms in Section 1.18.

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 execution.

1.) Upon this Lease Amendment being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the construction of the Storm Shelter as designed in the DIDs dated 10/11/2012. The anticipated date of completion of all the tenant improvements is 90 calendar days after the execution of the Lease Amendment.

This Lease Amendment contains 2 pages.

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

FOR THE LESSOR

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
 ADDIE R. BULLOCK  
 MANAGER  
 WAIP, LLC  
 7-30-13

FOR THE GOVERNMENT

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

GSA, Public Buildings Service, \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
 [Redacted Signature]

\_\_\_\_\_  
 [Handwritten Signature]

Lease Contracting Officer,

7/30/13

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
 [Redacted Signature]  
 INDIVIDUAL  
 7-30-13

2.) The Government and the Lessor have agreed that the revised total cost of the Tenant Improvements shall not exceed \$1,549,968.70. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements.

3.) The Government will pay for a portion of the total Tenant Improvement Cost by amortizing \$1,033,198.00 over the first five year of the term, monthly, at an interest rate of 6.5%. The remaining balance of \$516,770.70 [ $\$1,549,968.70 - \$1,033,198.00 = \$516,770.70$ ] shall be paid by lump-sum payment upon the completion and acceptance by the Government of the Tenant Improvements.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PDN PS0025874 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

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

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration  
ATTN: Garhett Gordon  
819 Taylor Street, (RM 5A18)  
Ft Worth, TX 76102  
817-978-0349



4) 1.18 MODIFICATIONS TO DID SCOPE AS REFERENCED IN LEASE AMENDMENT #1

The following modification to DIDs dated 10/11/2012 was subsequently approved by [REDACTED] after the execution of Lease Amendment #1:

- A. Delete the shelter for the compressor
- B. Delete the generator
- C. Add transfer switch for future installation of a generator
- D. Add the cost of compressor and related hookup

The modifications as referenced above were deleted due to TI cost overrun and not included in the TI NTP. Therefore, this is a \$0 change to the total TI NTP.

INITIALS:

  
LESSOR &   
GOVT