

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5 TO LEASE NO. GS-07P-LOK17130
ADDRESS OF PREMISES Citiplex Towers 2488 East 81 st Street Tulsa, OK 74137	PDN Number: N/A

THIS AMENDMENT is made and entered into between **ORAL ROBERTS UNIVERSITY**

whose address is: 7777 South Lewis Avenue, Tulsa, OK 74171

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. Provide a Notice to Proceed on Change Orders #9, through #17; and
2. To change the total cost of the Tenant Improvements (TI) and Building Specific Amortized Capital (BSAC); and
3. To provide for the method of payment of the total Tenant Improvements and Building Specific Amortized Capital; and
4. All other terms and conditions of the lease shall remain in full force and effect.

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


This Lease Amendment contains 2 pages plus Exhibit A – LA #5 (37 pages).

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
 Name: Tim R. Phillips
 Title: C.O.O.
 Entity Name: Oral Roberts University
 Date: 8/2/17

FOR THE GOVERNMENT:

Signature: 
 Name: Kristine Deltoro
 Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
 Date: 8/29/17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Carlin Ballou
 Title: Director of Auxiliary Services
 Date: 8-2-17

- 1) This Lease Amendment is your Notice to Proceed for Change Order #9, AV and Data Floor Cores; Change Order #10, Double Furniture Connections; Change Order #11, Wall Diffuser in Room 1303; Change Order #12, Secure Comm Storage Mesh Wall; Change Order #13, Additional Fire Dampers (Lessor Cost); Change Order #14, Credit to Eliminate Paint at Exposed Ceiling Areas; Change Order #15, Electrical Grounding for Data Equipment; Change Order #16, Hermetically Seal and Fire Rate Server Room; and Change Order #17, Seal 1st Floor Mail Room. The anticipated date of completion for these change orders is on or before October 6, 2017.

CHANGE ORDERS	AMOUNT
#9 – AV and Data Floor Cores	
#10 – Double Furniture Connections	
#11 – Wall Diffuser in Room 1303	
#12 – Secure Comm Storage Mesh Wall	
#13 – Additional Fire Dampers – Lessor Cost	
#14 – Credit to Eliminate Paint at Exposed Ceiling Areas	
#15 – Electrical Grounding for Data Equipment	
#16 – Hermetically Seal and Fire Rate Server Room	
#17 – Seal 1 st Floor Mail Room	
Lessor PM Fee – 3%	
Total Change Orders on LA #4	\$122,926.95

- 2) The Government and the lessor have agreed that the total cost of the TIs and BSAC shall change from \$2,511,722.12 to \$2,634,649.07 [$\$2,511,722.12 + \text{C/O \#9} + \text{C/O \#10} + \text{C/O \#11} + \text{C/O \#12} + \text{C/O \#13}$ (Lessor Cost) - $\text{C/O \#14} + \text{C/O \#15} + \text{C/O \#16} + \text{C/O \#17} + \text{Lessor PM Fee of}$]. The total TI cost of \$2,634,649.07 includes all fees including but not limited to Architect/Engineering and Lessor's Project Management Fees, general and administrative costs, profit, overhead, and any and all other fees associated with the completion of the TIs on or before the anticipated date of completion.
- 3) The Government shall pay for the total TI and BSAC cost by amortizing \$2,634,649.07 (\$2,613,914.07 TIs + \$20,735.00 BSAC), monthly in arrears and at acceptance of the space.
- 4) All other terms and conditions of this Lease shall remain in full force and effect.

INITIALS:

LESSOR

&

GOVT