

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>3</u>
	TO LEASE NO. <u>GS-07P-L0K17300</u>
ADDRESS OF PREMISES 410 OPAL STREET CLINTON, OK 73601	PDN Number:

THIS AMENDMENT, made and entered into this date by and between DALE AND BERTHA JONES, LLC whose address is: 2428 SUNUP DRIVE CLINTON, OK 73601

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

WHEREAS, the parties hereto desire to amend the above Lease.

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

- 1) To provide a Notice to Proceed;
- 2) To establish the Tenant Improvements (TIs) and Security cost; and
- 3) To provide provisions for the payment of the TI and security costs.

1.) Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed on the Tenant Improvements for the above referenced lease. The anticipated date of completion and acceptance by the Government is within 60 working days from issuance of the Notice to Proceed.

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 date:

[Redacted Signature Area]

FOR THE G

Signature:

Name:

Title:

[Redacted Signature Area]

Lease Contracting Officer

Entity Name: Dale and Bertha Jones, LLC.
 Date: May 21, 2015

GSA, Public Buildings Service,
 Date: 5/21/15

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

[Redacted Signature Area]

Shella Reid

witness

May 21, 2015

May. 21. 2015 7:48AM

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2.) Following a Government review of the submitted cost proposal, the Government has determined that the Tenant Improvement bid is fair and reasonable at a total cost not to exceed \$149,306.24, inclusive of all management and architectural fees.

The Lessor and the Government have also agreed that the approved costs of the Security items are not to exceed \$5,750.00. The security 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 security work by the anticipated date of completion.

3.) Upon completion, inspection, and acceptance of the space, the Government shall pay for the total Tenant Improvement cost by amortizing \$149,306.24 over the first five years of the term at an interest rate of 7%.

Upon completion, inspection, and acceptance of the space, the Government shall pay for the total security cost by amortizing \$5,750.00 over the first five years of the term at an interest rate of 7%.

A subsequent Lease Amendment shall be issued upon Government acceptance of the space to restate the rent and lease commencement date.

INITIALS:

LESSOR

GOV