GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT

LEASE AMENDMENT NO. 9

TO LEASE NO. **GS-10B-07410** BLDG NO. **OR6743ZZ PDN NO. PS0032282.** RR#: RR20150701005

ADDRESS OF PREMISES BLM Building, 3100 H ST, Baker City, OR 97814-1326

THIS AGREEMENT, made and entered into this date by and between THOMPSON & THOMPSON

Whose address is 1714 Hamilton ST, North Bend, OR 97459-3545

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 order firm fixed price tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective July 1, 2015, as follows:

<u>Lease Amendment (LA) Number 9</u> is issued to incorporate installation of a lightning protection system at the BLM Building. Details of the cost proposal, statement of work and pricing information are attached as Exhibit A, scope of work and drawings, consisting of 14 pages, Exhibit B, Lessor's proposal for lightning protection project, consisting of 3 pages, and Exhibit C, Lessor's proposal for the Lessor or their contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations for the project based on mutually approved plans, budgets and schedules.

<u>Warranty:</u> The Lessor shall warranty the tenant improvements for one year and shall maintain the tenant improvements in accordance with lease GS-10B-07410 with Lease Amendments 1 through 9, and GSA Form 3517 General Clauses.

<u>Restoration</u>: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment. At the Lessor's expense, the Lessor shall restore to original condition anything damaged by the work performed.

<u>Site Conditions</u>: The Lessor shall maintain worksite conditions in accordance with Lease Amendment Number 9 and standard OSHA requirements. The Lessor shall prevent injuries to individuals conducting business in and adjacent to the work area.

Acceptance: The Lessor shall request a final inspection upon project completion. Upon receipt of the request, an appointed GSA Contracting Officer Representative shall inspect the worksite within 14 calendar days and shall inform the Lessor of acceptance of the tenant improvements or actions required to gain acceptance. The Lessor shall furnish contractor and inspection reports, as-built drawings, permits, and all other applicable deliverables upon written notice of the Government's acceptance of the tenant improvements.

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

FOR THE	FOR THI
Signature:	Signature
Name: _D	Name: Terria Meinlein
Title: Partner	Title: Lease Contracting Officer
Entity Name: Pacific Equipment	Entity Name: GSA, Public Building Service
Date: 7/17/2015	Date: 7/21/15
WITNESSE	
Signature:	Title: Partner
Name: Dan	Date: 7/17/2015

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Payment: The cost for tenant improvements is for the lightning protection system in accordance with Exhibit B "Lessor's proposal for lighting protection project", and for the in accordance with Exhibit C, "Lessor's proposal for ". The total cost for tenant improvements is \$57,572.11. Upon completion, inspection, and acceptance of the tenant improvements, the Government shall reimburse the Lessor for the total cost listed above. Reimbursement shall occur within 30 days of the Government's receipt of the Lessor's itemized invoice. The invoice must include:	
 Lease number: GS-10B-07410 Building address: BLM Building, 3100 H ST, Baker City, OR 97814-1326 Payment reference number: PS0032282, RR#: RR20150701005 Lessor name and address as shown on the lease Itemization of the products or services provided 	
The Lessor <i>must</i> submit invoice documents electronically at www.finance.gsa.gov and inform the Lease Administration Manager of the submittal at aaron.heier@gsa.gov . If the Lessor cannot submit documents electronically, hard copies must be sent to:	
Original Documents GSA Greater Southwest Finance Center Attn: PBS Payments Branch (BCFA) P.O. Box 17181 Fort Worth, TX 76102 Copies GSA Regional Office Attn: Aaron Heier 400 15 TH St. SW Auburn, WA 98001	
Notice to Proceed: Upon execution by the Government, this Lease Amendment serves as a Notice to Proceed. The Lessor shall complete the alterations within 120 calendar days of receiving the notice to proceed from the Government. The Lessor shall confirm receipt, in writing, of NTP.	
<u>Schedule:</u> The Lessor shall provide a schedule within 30 calendar days from receipt of the executed Lease Amendment. The schedule shall provide delivery details for equipment and materials with lead times that extend beyond seven calendar days.	
<u>Change Orders:</u> The Lessor shall only act upon change orders approved by a GSA Contracting Officer and shall seek guidance from a GSA Contracting Officer in the event of any schedule, quality, or scope change.	
All other terms and conditions of the Lease shall remain in full force and effect.	
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Lessor Gov't	

Lessor