

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:

Lease Amendment (LA) Number 9 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 [REDACTED], consisting of 5 pages. 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.

Warranty: 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.

Restoration: 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.

Site Conditions: 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.

Continued on page 2

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

FOR THE [REDACTED]
Signature: _____
Name: D. [REDACTED]
Title: Partner
Entity Name: Pacific Equipment
Date: 7/17/2015

FOR THE [REDACTED]
Signature: _____
Name: Terria Heinlein
Title: Lease Contracting Officer
Entity Name: GSA, Public Building Service
Date: 7/21/15

WITNESSED [REDACTED]
Signature: _____
Name: Dan [REDACTED]

Title: Partner
Date: 7/17/2015

