

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-07B-16936
ADDRESS OF PREMISES Poage Building 101 S. Main Street Temple, TX 76501-7602	PDN Number: N/A

THIS AMENDMENT is made and entered into between R.G.R. Inc.

whose address is: 1918 N. 11th Street
Muskogee, OK 74401-3507

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective September 27, 2013 as follows:


- 1) To approve requested change orders; and
- 2) To provide a Notice to Proceed with change order work; and
- 3) Address Tenant Improvement costs; and

This Lease Amendment contains 5 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.


FOR THE LESSOR:

Signature: 
 Name: R. Carlie Roberts
 Title: President
 Entity Name: RGR, Inc
 Date: 09/30/2013

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 10/23/13

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Adam Lambert
 Title: Property Manager
 Date: 09/30/2013

1.) The following changes are made in accordance with the changes clause of the General Clauses of the lease, section 552.270-14(2), Works and Services:

- 1. Change Order #2 () – Break down systems furniture and haul off.
- 2. Change Order #3 () – Break down systems furniture and haul off Room 371 OIG.
- 3. Change Order #4 () – Carpeting / Cove Base room 234 NRCS.

The total cost for the above work is \$5,801.81 includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the change orders. All changes performed under this contract shall not exceed \$5,801.81.

The changes described above and in the attached Exhibit A pursuant to this Lease Amendment (LA) shall be maintained by the Lessor during the term of this lease and are to remain the property of the Lessor. Lessor waives restoration of the premises for these changes.

2.) Upon full execution and delivery of this Lease Amendment (LA) the Lessor can consider this as a Notice to Proceed with the above change orders #2, #3, and #4. The anticipated date of completion and acceptance by the Government is on or before April 1, 2014.

3.) The Lessor and the Government have agreed that the approved cost of the approved change orders is \$5,801.81 and that there shall be a remaining allowance of \$1,263,777.42 to be used for future approved change orders, if any. (Lease TI of \$ 2,584,611.58 - \$1,315,032.35 (LA No.1) - \$5,801.81 (LA No 2) = \$1,263,777.42). 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 change orders by the anticipated date of completion. Upon completion and acceptance of the tenant improvements, the final Tenant Improvement and Building Specific Security amounts of the rental rate will be documented in a Lease Amendment and amortized over a fifteen (15) year total term from the acceptance date.

INITIALS: ABC & CD
LESSOR GOVT