

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 5
LEASE AMENDMENT	TO LEASE NO. GS-07B-16994
ADDRESS OF PREMISES 6801 Sanger Avenue, Suite 1020 Waco, TX 76710	PDN Number:

THIS AGREEMENT, made and entered into this date by and between Sandstone Executive Plaza, LP

whose address is: 2101 Cedar Springs  
Suite 1500  
Dallas, TX 75201-2147.

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 August 20, 2013, as follows:

- 1.) To establish Notice to Proceed with the installation of electric strikes.


This Lease Amendment contains 3 pages, including Exhibit "A".

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: Lowell Sandoz  
Title: Manager  
Entity Name: Sandstone Executive Plaza, LP  
Date: 8/23/13

FOR THE GOVERNMENT:

Signature:   
Name: [Redacted]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 8-27-13

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: [Redacted]  
Title: Executive Assistant  
Date: 8/23/13

WHEREAS, upon the Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the alterations required in Change Order (C/O) #3 dated August 20, 2013 as it relates to the installation of fourteen (14) electric strikes at the premises location 6801 Sanger Avenue, Suite 1020, Waco, TX 76710, as depicted in Exhibit "A". The total cost of C/O #3 is [REDACTED].

WHEREAS, the Government and the Lessor have agreed that the total cost of the TI shall change from [REDACTED] to \$147,100.57 [REDACTED]. The TI 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 TI costs covered by Exhibit "A".

In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$147,100.57 (8,623USF x \$17.06) shall be amortized through the rent over 60 months at 5%, payable monthly at the rate of \$2,775.97.

Section 1.03.A of the lease is hereby amended as follows:

TERM	RSF	SHELL RENT	*OPERATING RENT	*TENANT IMPROVEMENTS	BUILDING SPECIFIC SECURITY	ANNUAL RENT	PRSF RATE
Years 1-5	9,916	\$154,292.96	\$24,195.04	\$33,311.63	\$1,041.69	\$212,841.32	\$21.46
Years 6-10	9,916	\$157,862.72	\$24,195.04	\$0.00	\$0.00	\$182,057.76	\$18.36

\*The Tenant Improvement Allowance is amortized at a rate of 5 percent per annum for 5 years.

Per Section 4.01 of the lease, the Lessor shall complete Tenant Improvements within 120 working days of receiving the Notice to Proceed from the Government. Any deviations from the Scope of Work (SOW) and the approved DID's (Design Intent Drawings) will not be permitted unless prior written authorization is obtained from the GSA Contracting officer. As agreed to upon the parties, the carpeting and paint in the existing Taxpayer Assistance Center (TAC) shall be completed no later than 90 days following the acceptance of the space.

INITIALS: LS & D  
LESSOR GOVT