

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-10P-LWA07390
LEASE AMENDMENT	
ADDRESS OF PREMISES 500 East Broadway, Suite 240 Vancouver, WA 98660-3341	PDN Number PS0030301 Building Number: WA7890

THIS AGREEMENT, made and entered into this date by and between
BROADWAY INVESTORS, LLC

whose address is: 500 EAST BROADWAY, SUITE 110, VANCOUVER, WA 98660-3322

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 accept delivery of Tenant Improvements as of December 1, 2014, to authorize change orders 1 and 2, and to adjust the approved lump sum payment amount.

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

Paragraph 7.03 of the Lease is hereby deleted in its entirety and replaced with the following. Paragraphs 7.05 and 7.06 are added to the Lease:

7.03. LUMP SUM PAYMENT INVOICING INSTRUCTIONS

Upon completion and acceptance of Tenant Improvements identified herein, the lessor shall submit for Lump Sum Payment an original and one copy of the Invoice. The original invoice, in the amount not to exceed **\$17,220.00** shall be submitted via the GSA Finance Website at www.finance.gsa.gov with a courtesy copy to the GSA Contracting Officer at frances.manning@gsa.gov.

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # **PS0030301**

This Lease Amendment contains 2 pages, plus Exhibit A (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.

FOR THE LESSOR:

Signature:

Name:

Title:

Entity Name:

Date:



Broadway Investors, LLC
12/9/2014

FOR THE GOVERNMENT:

Signature:

Name:

Title:

GSA, Public Buildings Service,

Date:



12/22/2014

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:



SR KATHLEEN MURPHY
12/9/2014

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

7.05. APPROVED CHANGE ORDERS AND LUMP SUM TOTAL COST

The following Change Orders are authorized by the Government and included in the lump sum invoice total cost in Paragraph 7.03.

Change Order No.	Authorization Date	Description	Amount
N/A	10/30/2014	Lump Sum Cost at Notice to Proceed	\$14,121.00
1	11/20/2014	Provide power to isolated systems furniture unit	[REDACTED]
2	12/03/2014	Furnish and install 2 new dedicated duplex outlets and 2 new data drops	[REDACTED]
		Total Lump Sum Costs	\$17,220.00

7.06. GOVERNMENT'S ACCEPTANCE OF TENANT IMPROVEMENTS

In accordance with Lease Paragraph 4.09, the Government hereby accepts delivery of the Tenant Improvements as substantially complete effective December 1, 2014.

All other terms of the Lease shall remain in full force and effect.

INITIALS: W LESSOR & JM GOVT