GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
740 Regent Street
1st Floor
Madison, WI 53713-2708

PDN Number PS0027233

THIS AMENDMENT is made and entered into between

whose address is: 740 REGENT STREET ASSOCIATES
A LIMITED WISCONSIN PARTNERSHIP
145 East Badger Road, Suite 200
Madison, WI 53713-2708

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

This Lease Amendment (LA) will serve to document, approve, and reimburse the Lessor a lump sum payment for the approved change orders and other reimbursable items listed in this LA to the DID's dated 12/3/13 for the . These costs were found to be fair and reasonable. The costs will be paid via a lump sum payment from a Reimbursable Work Authorization (RWA) provided by the tenant, the .

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 APRIL 1, 2014 as follows:

This Lease Amendment (LA) No. 2 is issued to reimburse the lessor for the change orders, in reference to the buildout of space; the furniture deinstall/move/reinstall; and the voice and data cabling for their new space. Lessor will be paid via lump sum from a Reimbursable Work Authorization (RWA) provided by the tenant. These costs will be paid to the lessor as a lump sum payment upon completion of the project, inspection of the buildout, and a certified invoice provided by the lessor to GSA Finance.

his Lease Amendment contains (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 GOVERNMENT:

Signature: 
Name: Lease Contracting Officer
Title: GSA, Public Buildings Service
Date: 11/3/2014

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Principal Broker
Title: 
Date: 11/3/2014

Lease Amendment Form 12/12
The tenant improvements to be amortized in the lease amounted to $151,753.00. The changeorders and other RWA reimbursable items are listed below:

Wall corner guards - changeorder - RWA reimbursable
Doorbell sound extender - changeorder - RWA reimbursable
Additional phone/data jacks (2) - changeorder - RWA reimbursable
Total changeorders = $1,233.25

Furniture move and deinstall/reinstall furniture - RWA reimbursable
Data and phone cabling for buildout - RWA reimbursable
Lessor costs -

The changeorders and furniture deinstall/move/reinstall and cabling costs amounted to . The total of includes lessor fees. The above costs for changeorders and furniture and cabling costs were found to be “fair and reasonable” based on an independent government cost estimate.

The Government shall pay the tenant improvement cost of for the resolution of changeorders and miscellaneous costs associated with the buildout of new space under this lease. After inspection by the Government and approval from the Contracting Officer, the Lessor must submit its invoice directly to: GSA, Greater Southwest Finance Center (7BCP), P. O. Box 17181, Fort Worth, Texas 76102 or to the GSA Finance website at: WWW.FINANCE.GSA.GOV. The invoice must include the following PDN number PS # 0027233 at the top of your invoice. The Lessor will provide a certified invoice to GSA Finance for his one-time lump sum payment and provide a copy to the Lease Contracting Officer. The lessor will be paid via electronic payment into their account based on lessor’s financial information in the SAM database.

All other terms and conditions remain the same.

Initials: GOVERNMENT   LESSOR   

Lease Amendment Form 12/12