

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 6

TO LEASE NO. **GS-08P-14840**
DATE

ADDRESS OF PREMISES

3770 Puritan Way
Frederick, CO 80516-9463

THIS AGREEMENT, made and entered into this date by and between
whose address is Ferrous Development LLC, Unit B
3770 Puritan Way
Frederick, CO 80516-9463

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

WHEREAS, the parties hereto desire to amend the above Lease in order to Increase the Tenant Improvement funding to include Change Order No. 5 to reimburse the Lessor for additional Tenant improvements needed for the tenant agency.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 1, 2015, as follows:

Section 4, Paragraph 4.01 of the Lease, shall have the following paragraph added to increase the total TI funding amount to replace paragraphs from previous lease amendments for Changes Orders 2 through 4, as follows:

"This Lease Amendment No. 6 is issued pursuant to paragraph 30 of the Changes Clause (Form 3517B): The Lessor hereby agrees to provide all labor, materials, supervision and permits necessary to install, the items on Change Order Request 5, which include; the installation of two [redacted] at the East entry door, installation of sixteen 4 ft. by 4 ft. window shades, the purchase and installation of the [redacted] approved sign package, an electrical change to move pre-installed conduit in the conference room for cable TV, and video conferencing and pulling the POTS phone line into the IT room. The total change order amount is [redacted], for a total tenant improvement not to exceed amount of \$1,569,417.43. Of this not to exceed amount, \$254,627.00 will be amortized in the rent as tenant improvements and an additional \$7,140 will be amortized in the rent as Building Specific Amortized Capital (BSAC). The remaining \$1,307,650.43 will be reimbursed upon completion and acceptance of the project by the Government and upon receipt of acceptable itemized invoices from the Lessor. Upon completion of said work, as it progresses and to the satisfaction of the Contracting Officer and the GSA Project Manager, the Government shall pay appropriate progress payments to the Lessor against the total not to exceed amount of \$1,307,650.43.

Payment shall be forwarded to: **Ferrous Development LLC**
3770 Puritan Way
Frederick, CO 80516-9463

The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number **PS0031330** (Invoices submitted without the PDN are immediately returned to the Vendor.) Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Vendors who are unable to process the invoices electronically may mail the invoice to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102."

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

Ferrous Development LLC

Signature: [redacted]

Name: [redacted]

Title: [redacted]

Entity Name: Ferrous Development LLC

Date: 9/1/15

FOR THE GOVERNMENT

Signature: [redacted]

Name: [redacted]

Title: Lease Contracting Officer
GSA, Public Buildings Service

Date: 9/2/15


WITNESS

Signature

Name:

Title:

Date:


Office Administrator

07-01-13