

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LMI18960
ADDRESS OF PREMISES HOLIDAY OFFICE PARK 6500 MERCANTILE WAY LANSING, MI 48911-6959	PDN Number: PS0030635

THIS AMENDMENT is made and entered into between  
**HOLIDAY PARK REALTY, LLC**  
 WHOSE ADDRESS IS: **150 GREAT NECK ROAD, SUITE 304**  
**GREAT NECK, NY 11021-3309**

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 document the Notice to Proceed with the Tenant Improvement construction, increase the amount for Tenant Improvements allowed in the Lease, and to reimburse the Lessor for Tenant Improvements above the Tenant Improvement Allowance.

**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 upon mutual execution as follows:

- A. As stipulated in the Lease Paragraph 4.05(G), the Government formally issues a Notice to Proceed with the Tenant Improvement construction to the Lessor based on the Final Tenant Improvement Cost Summary (TICS) received December 8, 2014 in the amount of \$345,392.80 (see page 2). The Government will not pay any additional cost over this amount without prior written approval by the GSA Lease Contracting Officer. Any change orders must be submitted in writing specifying the scope of work required and the associated price prior to review by the Government.
- B. The negotiated Total Tenant Improvement cost to produce the space in accordance with the Lease, the Lease Exhibits, and Construction Drawings for the fixed amount of \$345,392.80 including a signage allowance of \$3,936.22. This amount exceeds the Tenant Improvement Allowance as stipulated in the Lease Paragraph 1.08 of \$35.04 per ABOA SF x 8,893 ABOA SF (or \$311,610.72) by \$33,782.08. The Government therefore agrees to reimburse the Lessor for the difference in the amount of \$33,782.08 upon execution of Lease Amendment Number 1 being signed by both parties, acceptance of the space being substantially complete, and upon receipt of an acceptable invoice by the Government. Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). The invoice shall include a unique invoice number, be on letterhead of the Lessor, include the lease number, include the billed items, and cite the following Pegasys Document Number (PDN): PS0030635. Invoices submitted without the PDN Number will be immediately returned. If unable to process the invoice electronically, it may be submitted directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102.

This 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

[Redacted Signature]

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Managing Member  
 Entity Name: Holiday Park Realty, LLC  
 Date: 02/09/2015


FOR THE GOVERNMENT:

[Redacted Signature]

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: 02/09/2015

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
 Name: Barbe KASH  
 Title: \_\_\_\_\_  
 Date: 02/09/2015

TENANT IMPROVEMENTS COST SUMMARY (TICS)			
	for GS-05P-LMI18960		ABOA SF= 8,893
	Agency: [REDACTED]		TIA PER ABOA SF= \$ 35.04
December 3 2014	Location: Lansing, MI		TOTAL TIA \$ 311,611
RU Factor 1.06		RSF= 9,453	
Masterformat CSI	System Elements	TI*	SHELL**
Div 1	General Requirements	\$ [REDACTED]	\$ 7,580.00
Div 2	Site work & Demolition	\$ [REDACTED]	\$ 32,233.18
Div 3	Concrete	\$ [REDACTED]	\$ 5,400.00
Div 4	Foundations / Masonry	\$ -	\$ -
Div 5	Metals	\$ -	\$ -
Div 6	Woods & Plastics	\$ [REDACTED]	\$ 650.00
Div 7	Thermal & Moisture	\$ [REDACTED]	\$ 102,058.99
Div 8	Doors & Windows	\$ [REDACTED]	\$ 1,999.20
Div 9	Finishes	\$ [REDACTED]	\$ 37,265.00
Div 10	Specialties	\$ [REDACTED]	\$ 6,450.00
Div 11	Equipment	\$ -	\$ 9,500.00
Div 12	Furnishings	\$ [REDACTED]	\$ -
Div 13	Special Construction	\$ [REDACTED]	\$ -
Div 15	General Construction	\$ -	\$ -
Div 21	Fire Suppression	\$ -	\$ -
Div 22	Plumbing	\$ [REDACTED]	\$ 15,085.00
Div 23	HVAC	\$ [REDACTED]	\$ 29,200.02
Div 26.1	Electrical	\$ [REDACTED]	\$ 20,210.00
Div 26.2	Lighting	\$ -	\$ -
Div 27	Communications, Security & Other Elec. Systems	\$ -	\$ -
Div 28.1	Electrical safety & Security	\$ -	\$ -
Div 28.2	Security	\$ [REDACTED]	\$ -
Div 32	Exterior	\$ -	\$ -
Subtotal	Trade Costs	\$ 303,392.22	\$ 267,631.39
Subtotal	General Contractor Fee lump sum	\$ 32,127.00	\$ 11,491.00
Subtotal	Construction Costs	\$ 335,519.22	\$ 279,122.39
Subtotal	Architectural & Engineering Fees (NIC DID costs) lump sum	\$ 9,873.56	\$ 8,373.67
Subtotal	Other Lessor Costs Established Under the Lease	\$ -	\$ -
Subtotal	Lessor's Costs	\$ 345,392.80	\$ 287,496.06
Total	Lessor's Project Management Fee Percent	\$ -	\$ -
Total	Price to Government:	\$ 345,392.80	\$ [REDACTED]
	Cost per ABOA SF	\$ 38.84	\$ 32.33
	Cost per RSF	\$ 36.54	\$ 30.41
<b>Notes:</b> * Include all subcontractors' costs. ** Shell and core work items within tenant space will include those items for a warm lit shell. Please refer to the SHELL DEFINITIONS tab, and the lease for further information.			

INITIALS: IN & CR  
 LESSOR & GOVT