

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>2</u>
	TO LEASE NO. GS-07P-LOK17037
ADDRESS OF PREMISES 1610 SW Lee, Lawton, OK, 73501	PDN Number: PS0032013

THIS AMENDMENT is made and entered into between **Standridge I, LLC**

whose address is: **10719 100th Street, Lindsay, OK, 73052,**

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 (1) reflect the acceptance of the tenant improvements (2) establish the commencement date of the lease, (3) establish the amount of space included in the leased premises, (4) establish the annual rental amount (5) establish the total tenant improvement costs and the lump sum payment for excess tenant improvement costs due to the lessor, (6) to revise the Broker Commission and the Commission Credit, (7) Mold remediation.

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 **August 17, 2015** as follows:

1. The Government accepts the tenant improvements completed by the Lessor in the Government leased space located at 1610 SW Lee, Lawton, OK 73501. The Lessor shall complete the Punch List, which is included as Attachment A to this Lease Amendment, by **September 11, 2015**.

2. The Lease shall commence **8/17/2015 and run through 8/16/2025**, subject to the termination rights set forth in the lease in Section 1.05, Termination Rights (AUG 2011).

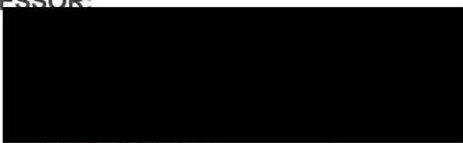

3. The Government and the Lessor acknowledge that the amount of space is 9,298 RSF yielding 8, 832 ABOA, to be for the exclusive use of the Government.

This Lease Amendment contains **3** 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

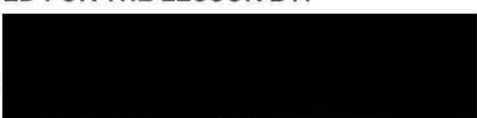
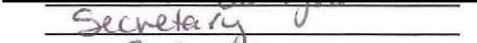
FOR THE LESSOR:

Signature: 
Name: 
Title: Manager
Entity Name: Standridge I LLC
Date: 9-16-15

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: 
GSA, Public Buildings Service,
Date: 9/22/15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: Secretary
Date: 9-16-15

4. Paragraph A of Section 1.03 RENT AND OTHER CONSIDERATION (AUG 2011) shall be deleted and replaced with the following:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$149,976.74	\$149,976.74
TENANT IMPROVEMENTS RENT ²	\$ 75,657.31	\$0.00
OPERATING COSTS ³	\$ 55,509.06	\$ 55,509.06
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$ 0.00	0.00
PARKING ⁵	\$ 0.00	0.00
TOTAL ANNUAL RENT	\$281,143.11	\$205,485.80

¹The Tenant Improvement Allowance: **\$326,118.07** amortized at a rate of (6%) six percent per annum over (5) five years.

5. Effective **August 17, 2015**, the tenant improvements have been substantially completed. The Government and the Lessor agree the total final Tenant Improvement Costs are.

Government and Lessor agree that the final Tenant Improvement costs, is \$517,791.20.

The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The total cost of the Tenant Improvements of **\$517,791.20**. The total Tenant Improvement 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 Tenant Improvements by the acceptance date of August 17, 2015.

A portion of the **total Tenant Improvement costs, \$326,118.07**, shall be amortized over the first five (5) year firm term of the lease agreement at an interest rate of six percent (6%) paid monthly in arrears. The annual cost of the amortized portion of the Tenant Improvement cost is **\$75,657.31** paid monthly in arrears in the amount of **\$6,304.78**.

The **remaining balance of the total cost of the Tenant Improvements is \$191,673.13 [~~\$517,791.20 - \$326,118.07~~]** shall be paid by a lump-sum payment upon the substantial completion and acceptance by the Government.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PS0032013 for \$178,685.13 and PS0032013 for \$12,988.00.** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

INITIALS:  LESSOR &  GOVT

