

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07P-LTX17395
ADDRESS OF PREMISES PASADENA, TX 77504	PDN Number N/A

THIS AMENDMENT is made and entered into between **JC LION PROPERTIES**

whose address is: 3222 Burke Road
Pasadena, TX 77504

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 provide for acceptance of the Government's space and commencement of the lease term prior to completion of the building improvement's specified in the lease. Accordingly, the lease paragraphs entitled Lease Term, Building Improvement's (1.17) Schedule for Completion of Space (4.01) and Acceptance of Space and Certificate of Occupancy (GSA Form 3517, paragraph 16) are required to be revised as is stated below in paragraphs 1-4.

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 4/01/2015, as follows:

1. The Lease Term stated on the first page of the GSA Form L202 is revised as follows:

"To Have and To Hold the said premises with their appurtenances for the term beginning 4/01/2015 and continuing for 10 years, 5 years firm. The lease can be terminated by the Government, in whole or in part, at any time after 3/31/2020 by the Government providing the Lessor at least 60 days prior written notice."

2. Paragraph 1.17 entitled Building Improvements (SEP 2012), is revised as follows:

"The Lessor shall complete the following building improvements within 60 days of the award of this lease.

- a. Re-stripe the parking lot
- b. Replace the lighting in accordance with paragraph 3.40, Lighting: Interior and Parking-Shell (Succeeding)(Sept 2013)
- c. Clean the front canopy
- d. All fire extinguishers shall be inspected by local Government officials
- e. The hot water pipes under the lavatories in the restrooms requires insulation

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.

[Redacted Signature]

FOR THE GO

[Redacted Signature]

Signature: _____
Name: _____
Title: _____
GSA, Public _____
Date: _____

Date: 7/16/15

WITNESSED FOR THE LESSOR BY:

[Redacted Signature]

Signature: _____
Name: _____
Title: _____
Date: _____

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- f. Repair the concrete sidewalk to correct the tripping hazard
- g. Replace all broken ceiling tiles
- h. Repair all of the damage in the men's and women's restrooms. The restrooms shall comply with paragraph 3.39, Restrooms (Sep 2013) included in this lease agreement.

3. Paragraph 4.01 Schedule for Completion of Space (Succeeding)(Jun 2012), is revised as follows:

"The Lessor shall complete all work as required by this lease not later than 60 calendar days following the award of the lease."

4. Paragraph 16 of the GSA Form 3517B (Rev 3/13), entitled Acceptance of Space and Certificate of Occupancy (JAN 2011) is revised as follows:

"At least ten (10) working days prior to the Lessor's completion of the Improvements required by this lease to the Government's space the Lessor shall issue written notice to the Government to schedule and inspection for the acceptance of the space. The Government shall accept the space only if the Government's inspection reflects the following conditions:

- 1) It is determined that the space meets an acceptable level of safety;
- 2) The space may be used by the Government for its intended purpose;
- 3) The completion of any remaining work required by this lease contract will not unreasonably interfere with the Government's mission or enjoyment of the space."

END

INITIALS:


LESSOR

&


GOVT