



GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT NUMBER 003

TO LEASE NUMBER GS-09B-02808

**ADDRESS OF PREMISES**

2324 East McDowell Road, Phoenix, Arizona 85006

THIS AGREEMENT, made and entered into this date by and between Cornel and Maria Isfan, a Sole Proprietorship whose address is [REDACTED]

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 correct the annual rent and the 24 hour HVAC requirement.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraphs 1.03 and 1.15 are hereby deleted in their entirety and replaced with the following:

**"1.03 RENT AND OTHER CONSIDERATION**

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

From September 1, 2012 through August 31, 2022, the Government shall pay the Lessor annual rent of \$602,700.86 or \$50,225.07 monthly in arrears. The annual rent shall consist of \$377,903.50 in shell, \$206,480.04 in operating costs, and \$18,317.32 in amortized tenant improvements.

From September 1, 2022 through August 31, 2027, the Government shall pay the Lessor annual rent of \$645,491.34 or \$53,790.95 monthly in arrears. The annual rent shall consist of \$439,011.30 in shell and \$206,480.04 in operating costs."

**"1.15 24-HOUR HVAC REQUIREMENT (APR 2011)**

The Hourly Overtime HVAC rate specified in Paragraph 1.14 HOURLY OVERTIME HVAC RATES shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at a rate of \$0.08 per hour after "Normal Hours" (Note: The 24-hour HVAC area consists of 886 ABOA sq. ft.)"

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

**FOR THE LESSOR:**

Signature: [Signature]  
Name: CORNEL ISFAN  
Title: OWNER  
Entity Name: S-13-2013  
Date: 5-13-2013

**FOR THE GOVERNMENT:**

Signature: [Signature]  
Name: SUSAN DINGOUEL  
Title: Lease Contracting Officer  
**US GENERAL SERVICES ADMINISTRATION, PBS**  
Date: 5/13/13

**WITNESSED FOR THE LESSOR BY**

Signature: [Signature]  
Name: CORNEL ISFAN  
Title: SON  
Date: 5/13/13