

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 004
LEASE AMENDMENT	TO LEASE NO. GS-09B-02945
770 EAST SUNSET BOULEVARD, TIYAN, GUAM 96910	PDN Number:

THIS AMENDMENT is made and entered into between PACAIR PROPERTIES, LLC

whose address is: 770 EAST SUNSET BOULEVARD, STE 227, TIYAN GUAM 96910  
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 issue a Notice to Proceed for change orders exceeding the TI allowance for Block D.

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 execution by the Government as follows:

Paragraphs 1.17 and 1.18 are hereby added:

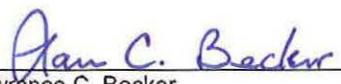
This Lease Amendment contains 3 pages.

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 below date.

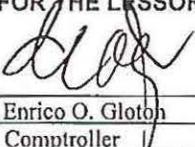
FOR THE LESSOR:

Signature:   
Name: Joseph L. Cruz  
Title: Managing Member  
Entity Name: Pacair Properties LLC  
Date: July 3, 2013

FOR THE GOVERNMENT:

Signature:   
Name: Lawrence C. Becker  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 7/3/13

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Enrico O. Gloton  
Title: Comptroller  
Date: July 3, 2013

1.17 Change Orders 1 through 3 totaling \$2,872.12, as detailed below, are approved and authorized by the Government, inclusive of all fees:

**CHANGE ORDER NO. 1 - NETWORKING/ADDED DATA OUTLETS**

Description	Unit	Qty.	MATERIAL		LABOR		OTHERS		TOTAL
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
Cat6 Cable (Plenum)	EA	1.00	\$ [REDACTED]	\$ [REDACTED]		\$ -		\$ -	\$ [REDACTED]
Cat6 Connectors	EA	2.00	\$ [REDACTED]	\$ [REDACTED]		\$ -		\$ -	\$ [REDACTED]
Networking faceplate (2 Ports)	EA	2.00	\$ [REDACTED]	\$ [REDACTED]		\$ -		\$ -	\$ [REDACTED]
Networking Certifications	EA	2.00	\$ [REDACTED]	\$ [REDACTED]		\$ -		\$ -	\$ [REDACTED]
Labor	LOT	1.00		\$ -	\$ [REDACTED]	\$ [REDACTED]		\$ -	\$ [REDACTED]
JMSI	EA	2.00	\$ [REDACTED]	\$ [REDACTED]		\$ -		\$ -	\$ [REDACTED]
Shipping and Handling	LOT	1.00		\$ -		\$ -	\$ 25.58	\$ 25.58	\$ 25.58
<b>SUB-TOTAL</b>				\$ 671.27		\$ 198.72		\$ 25.58	\$ 895.57
<b>ADDITIONAL TI BEFORE A &amp; E AND MANAGEMENT FEES</b>									\$ 895.57
<b>ADD: A &amp; E FEE [REDACTED]</b>									\$ [REDACTED]
<b>Add: MANAGEMENT FEE [REDACTED]</b>									\$ [REDACTED]
<b>TOTAL ADDITIONAL TI INCREASED BY THIS CHANGE ORDER</b>									\$ 1,020.95

**CHANGE ORDER NO. 2 - PAGING (VALCOM SPEAKERS)**

Description	Unit	Qty.	MATERIAL		LABOR		OTHERS		TOTAL
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
Speaker, 8"	EA	3.00	\$ [REDACTED]	\$ [REDACTED]		\$ -		\$ -	\$ [REDACTED]
Speaker Bracket	EA	3.00	\$ [REDACTED]	\$ [REDACTED]		\$ -		\$ -	\$ [REDACTED]
Wiring	EA	1.00	\$ -	\$ -		\$ -	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]
Other Materials (cables, connectors, etc.)	LOT	1.00	\$ [REDACTED]	\$ [REDACTED]		\$ -		\$ -	\$ [REDACTED]
Labor	LOT	1.00		\$ -	\$ [REDACTED]	\$ [REDACTED]		\$ -	\$ [REDACTED]
Shipping and Handling	LOT	1.00		\$ -		\$ -	\$ 86.25	\$ 86.25	\$ 86.25
<b>SUB-TOTAL</b>				\$ 235.64		\$ 397.44		\$ 225.75	\$ 858.83
<b>ADDITIONAL TI BEFORE A &amp; E AND MANAGEMENT FEES</b>									\$ 858.83
<b>ADD: A &amp; E FEE [REDACTED]</b>									\$ [REDACTED]
<b>Add: MANAGEMENT FEE [REDACTED]</b>									\$ [REDACTED]
<b>TOTAL ADDITIONAL TI INCREASED BY THIS CHANGE ORDER</b>									\$ 979.07

**CHANGE ORDER NO. 3 - PARTITION WALL (H-9 Lineal feet x 5 1/2' tall)**

Description	Unit	Qty.	MATERIAL		LABOR		OTHERS		TOTAL
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
Addition of a partition wall approximately 9' x 5 1/2' (costing per linear foot)	LOT	9.00	\$ -	\$ -	\$ -	\$ -	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>SUB-TOTAL</b>				\$ -		\$ -		\$ [REDACTED]	\$ [REDACTED]
<b>ADDITIONAL TI BEFORE A &amp; E AND MANAGEMENT FEES</b>									\$ [REDACTED]
<b>ADD: A &amp; E FEE [REDACTED]</b>									\$ [REDACTED]
<b>Add: MANAGEMENT FEE [REDACTED]</b>									\$ [REDACTED]
<b>TOTAL ADDITIONAL TI INCREASED BY THIS CHANGE ORDER</b>									\$ 872.10

The Government previously issued a Notice to Proceed for Block D Tenant Improvements in the amount of \$725,673.31 through letter dated March 13, 2013. The total revised cost for Tenant Improvements in the amount of \$728,545.43 exceeds the tenant improvement allowance of \$726,132.07, which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$2,413.36. The Lessor shall construct all Tenant Improvements in accordance with Section 4 of the Lease, and all terms and conditions of the lease package. Upon completion, inspection and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$2,413.36, pursuant to Paragraph 1.18, herein. The Lessor hereby waives restoration as a result of all improvements.

INITIALS:  LESSOR &  GOVT

1.18 Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount not to exceed \$2,413.36 shall be submitted to:

GSA, Greater Southwest Finance Center (7BCP)  
PO BOX 17181  
Fort Worth, TX 76102

Alternatively the Lessor may submit the Invoice electronically, via the GSA Finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov)

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer at:

GSA, Real Estate Division – San Diego  
Attention: Larry Becker  
401 West A Street, Suite 2075  
San Diego, CA 92101

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- Annotation of GSA PS Number (will be sent after Government executes this Supplemental Lease Agreement)

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

All other terms and conditions of the Lease shall remain in force and effect.

INITIALS:

  
LESSOR

&

  
GOVT