GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4 TO LEASE NO. GS-09P-LCA03215
ADDRESS OF PREMISES 99 Smith Ranch Road, San Rafael, CA 94903	

THIS AMENDMENT is made and entered into between

Sunhill Enterprises, L.P.

whose address is:

147 Lomita Drive, Suite 5, Mill Valley, CA 94941

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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:

Paragraph 7.06 is hereby added:

"7.06 TI Change Orders:

The Government hereby approves the change orders identified herein:

Architects Fee for SSA plan change. Move DM office wall.	[redacted]
Architects Fee for SSA plan change. Site visit DM Office wall	[redacted]
Reposition DM Office Wall	[redacted]
Reposition Air Conditioning Unit in DCR	[redacted]
Architects Fee for SSA plan change. Change Ceiling In DCR	[redacted]
Replace Ceiling in DCR with Grid system	

This Lease Amendment contains 1 page.

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: [redacted]
Name: BRIAN MCINERNEY
Title: PROJECT MANAGER
Entity Name: SUNHILL ENTERPRISES L.P.
Date: 5/10/2017

FOR THE GOVERNMENT:

Signature: [redacted]
Name: James Phillipsian
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 5-18-2017

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]
Name: Deborah S. Conner
Title:
Date: 5/10/17

Move roof drainage lines for raised ceiling	[redacted]
Install new drop ceiling	
(3) Additional lighting (2x2 LED) DTI	
Install 3/4 Plywood to entire back wall DCR	
DTI- Furnish and install (6) LV outlets with Conduit stub outs in IVT	
Architects Fee for SSA plan change. Change layout In MPR	
DTI - Furnish and Install (2) 20 Amp circuits for Microwave and Refer in MPR.	
DTI - Furnish and install (1) switch and hook up exhaust fan in MPR	
DTI - Furnish and Install (1) 20 Amp Circuit + (1) Electrical outlet + (1) LV box with Conduit SO at employee entrance copy station.	
DTI - Furnish and Install (1) additional 3 MP Camera in vestibule - including cabling mount box, data jack, and camera License	
DTI - Furnish and Install (2) additional Outlets + (1) LV box with Conduit SO in DM Office.	
Architects Fee for SSA plan change. Site visit Lootens - Storage req.	
Architects Fee for SSA plan change.Create plans for Lobby seating.	
Architects Fee for SSA plan change. Change storage room door due to printers etc.	
Move TDD Line from work station to Guard Station	
DTI- Furnish and Install (8) 120v outlets + boxes in various locations on existing circuits.	
Furnish and Install (2) LAN drops + boxes in Storage Room - (Mail station)	
Furnish (1) Delayed + Audible Alarm Type Panic Bar System to perimeter Door #9.	
Install/ Wire Alarmed/ Delayed Panic Bar	
Architects Fee for SSA plan change. Demountables layout to plans	
Architects Fee for SSA plan change. Herman Miller Layout to plans	
Architects Fee for SSA plan change. Satellite Roof anchorage mount.	
Difference in VCT cost for Option #2. (Mannington) 1st option was backordered until March.	
Upgrade Perimeter Window film to One-Way Mirrored.	
DTI - Furnish and Install (3) Wall Mount Exit signs with Emergency Lighting. DCR, IVT, Storage. SSA norm for rooms without windows.	
Furnish and install (2) 26" TV Monitors, located at the Supervisors desks. Furnish and install (1) 1x3 HDMI Splitter. Furnish and install (2) HDMI Extenders, one at each TV locations. Furnish and install all required cable from IDF/DCR room to Supervisor locations. Furnish and install (4) 3ft Cat6 cable. Furnish and install (4) 6ft HDMI Cables. Furnish and install (1) swing arm wall mount for upgraded TV size in manager's office. Furnish and install (1) in 32" TV upgrade, to be located in the manager's office.	
Architects Fee for SSA plan change. Design counter for Interview room.	

INITIALS: _____ LESSOR & _____ GOV'T

Build, Install the additional work surface in the Interview Room.	[redacted]
Build, Install, Steel Tube framing for work surface as per Architect.	
DTI- Furnish and Install (1) additional 3 MP Camera in Back Hallway - Door #12 - including cabling mount box, data jack, and camera License.	
Shade/ Frost additional narrow window on NW side for cubicles.	
DTI - Upgrade 11 recessed hallway lights to LED.	
Add (2) Data drops. (1) At the entry of the managers door and (1) in the LAN Room. Furnish and install (1) 21.5" wall mounted monitor, to view the camera at the Employee entry.	
Furnish and Install (2) ADA Sanitary Napkin Dispensers (Coin) Furnish and Install (1) ADA Sanitary Napkin Disposal box. (Cut open tile walls)	
Purchase and Install Safe T Cork Flooring In interview areas. Remove VCT from interview room and interview areas.	
Provide fiberboard protection for carpets/walls during VCT removal. Remove and clean area.	
Re-paint all walls in interview room. Post floor removal and installation of (wall to wall) work desk.	
Furnish and Install (4) Wall Mount Emergency Lighting units. DM office, interview room, bathrooms. **City Inspector request.**	
Provide and install SSA indoor signage on (6) storefront doors. SSA Logos, Hours, Contact info.	
Thyssen Krupp Elevator "On Call" (6 weekend days) 4/8, 9, 15,16, 22, 23rd	
Additional Cork tile and carpet changes.	
Design, Permit, Build Exterior SSA signage.	
Install Exterior Signage on face of building at 45 feet. Bucket crane. After-hours.	
City Variance Permit - Signage for second floor tenant	
New signage drawings for first level, city planning meetings.	
Move existing building signage.	
Purchase SSA Stencil and paint two parking spots	
DMS - Facility Services - Initial (4) Coatings of all new tile floors. (2) coats 4/5 prior to installs, (2) coats 4/21 post move/install.	
HVAC system overtime - 32 hours drying of cleaned cubicles.	
Fire sprinklers - Post Demountable walls - Install two additional heads	
Expedited Fire Plans - Approval/ Permit from Fire.	
Post Move-In Painting. Elevator and touch up entire office.	
Cut ceiling tiles for cubicle Power poles and replace broken.	
Post Demountables Seismic work - Cut around all seismic braces to reinstall, replace, ceiling tiles and then general clean up.	
DTI - C/O #8 Materials for demountable boxes and Panic stations	
DTI - C/O #9 Add Peephole in Demountable doors and add Data locations in Demountables.	
Replace cracked tile under demountables at door. Cut tile across door to match and replace with carpet.	
DTI - C/O #11 Relocate phone Jack at Guard station	
Patch/ paint wall at guard station - additional few touchups in DM office	
DTI - C/O #10 Return when Cubicle Walls are switched out to remove and then reinstall power and data runs.	

INITIALS: _____ LESSOR & _____ GOV'T

Black out overhead light lens for light sensitive employees.	[redacted]
Subtotal	[redacted]
Project Coordination/Management Fee (10%)	[redacted]
Total	**$132,599.50**

The total cost for Tenant Improvements is increased by $132,599.50 from $1,111,482.23 as set forth in Paragraph 7.03 to 1,244,081.73. $372,531.91 of the total amount will be amortized into the rent as set forth in Paragraph 1.03. The Government hereby orders the balance of $871,549.82.

$738,950.32 of the $871,549.82 has been invoiced and submitted to the Lessor as a lump sum payment. The Lessor shall submit an invoice for the remaining balance of $132,599.50 upon substantial completion, inspection, and acceptance of space, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Government reserves the right to withhold an amount as determined to be proportional to the amount of work that is incomplete at substantial completion acceptance. If there is a withheld amount, it will be paid upon completion and acceptance of the work. The Original Invoice, in the amount not to exceed $132,599.50 shall be submitted via the GSA Finance website at https://finance3.gsa.gov/webVendors/.

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer at: james.philliposian@gsa.gov

In order to ensure payment, 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: The Government will provide this number to Lessor prior to the completion of construction"

All other terms shall remain in full force and effect.

INITIALS: _____ & _____
LESSOR GOV'T