

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u> 4 </u> (NTP For Change orders)
	TO LEASE NO. LCO14643
ADDRESS OF PREMISES: OAKRIDGE OFFICE BUILDING 1201 OAKRIDGE DRIVE FORT COLLINS, CO 80525-5562	PDN Number:

THIS AGREEMENT, made and entered into this date by and between The Carrington Company

whose address is: 627 H Street
Eureka, CA 95501-1025

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

WHEREAS, the parties hereto desire to amend the above Lease by providing Notice to Proceed for Change Orders 1-9 non-sequential.

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

The purpose of this Lease Agreement (LA) Four (4) is to provide a Notice to Proceed for Change Orders.

NOTICE TO PROCEED FOR CHANGE ORDERS WHICH EXCEED THE TI ALLOWANCE:

This LA represents the Notice to Proceed (NTP) for Change Orders 1 thru 9, non-sequential, in the amount not to exceed of \$17,951.22. The Government is responsible for \$17,951.22 of the total Change Order Costs. The Change Order Exhibit

This Lease Amendment contains 3 pages plus Exhibit.

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: _____
 Title: _____
 Entity: _____
 Date: _____

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: _____
 GSA, Public Buildings Service, LCL
 Date: 8-4-14

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: Donna Sanders-Gritsch
 Title: Office Manager
 Date: 7/24/14

is attached as Exhibit "A". The approved prices include all costs for labor, all materials, overhead, profit, applicable sales tax, permitting and A/E fees to complete the work. This amount exceeds the TIA included in the Lease and will be paid via lump sum upon approved substantial completion.

Per a previous Lease Amendment, Tenant improvement overage in the total Lump sum payment of \$163,987.76 had been previously approved. In addition to the following change orders, the revised LUMP SUM PAYMENT is now \$181,938.98.

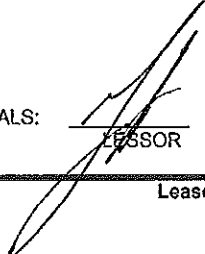

TI Pricing/ CO#	Description	Amount	Approved via LA #
1	Modification to accommodate built-in coffee maker	██████████	4
2	SIS Relocation of monitor, power supply, intercom/Al Phone	██████████	4
3	Move APC four-post network rack, 3 HP network switches, ShoreTel switch, and APC Smart-UPS	██████████	4
4	Fossil Creek (column wrapping)	██████████	4
5	Hardware (24' x 12' Louver) and hardware change to door	██████████	4
6	Painting (accent wall)	██████████	4
8	Suite Entry door	██████████	4
9	Added electrical for furniture	██████████	4
SUBTOTAL		\$17,951.22	
Total Lump Sum Payment:		\$181,938.98	

Upon execution of this Lease Amendment, the Government hereby orders a total of \$17,951.22 to be paid via lump sum.

Upon completion, inspection, and acceptance of the construction, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$181,938.98 which consists of tenant improvement overages and change orders to date. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.

The Vendor receiving payment shall issue an invoice. The invoice shall include a unique invoice number and cite the following PDN Number # PS0028762, RWA # N0982995. Invoice(s) submitted without the PDN number are immediately returned to the Vendor. Invoice shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance website at www.finance.gsa.gov OR the original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
 FTS and PBS Payment Division (7BCP)
 P.O. Box 17181

INITIALS:  LESSOR &  GOVT