

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-06P-90122
ADDRESS OF PREMISES: FAA Building 901 Locust Kansas City, MO 64106-2325	PDN Number: PS0026911

THIS AMENDMENT is made and entered into between **TIERRA FAA, LLC, C/O G/F PROPERTIES GROUP, LLC**

whose address is: 175 Mercado Street, Suite 240
Durango, CO 81301

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 reconcile tenant improvement cost amortized in the rent and authorize expenses that will be paid for via lump sum reimbursement.

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 the date of execution as follows:

1. The Lessor shall provide, install and maintain the following improvements:

Benefits Operation Center	
Phase 5 Build-Out	
Phase 6 Build-Out	
Cherry Street Entrance	
Total	

2. Payment of the lump-sum of \$1,196,898.01 shall be made within thirty (30) days after completion of the work, acceptance by the Government, and receipt of invoice from the Lessor. Payment is contingent upon receipt of a proper invoice which shall include as follows:


- Name of the Lessor, which must appear exactly as shown on the Lease.
- Invoice Date.


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.


FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: 
Name: TRACY NICHOLS
Title: SENIOR REAL ESTATE PORTFOLIO MGR.
Entity Name: TIERRA FAA, LLC
Date: 8/9/13

Signature: 
Name: STEPHANIE M. HARRIS
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/13/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: Office Manager
Date: 8-9-13

- GSA PDN # PS0026911 noted at top of invoice.
- Lease contract number (GS-06P-90122), Lease Amendments #4, and address of leased premises.
- Description, price and quantity of property and services actually delivered or rendered.
- "Remit to" address.
- Name, title, phone number and mailing address of person to be notified in the event of a defective invoice.

The original invoice must be sent directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division
P.O. Box 17181
Fort Worth, TX 76102

A copy of the invoice must be provided to the following address:

General Services Administration
Attn: Shenika M. T. Kuchar, Contracting Officer
East Leasing Branch (6PRE)
Real Estate Acquisition Division
1500 East Bannister Road
Kansas City, MO 64131

3. Retroactive to October 15, 2011 the Government shall pay the Lessor annual rent as stated in the attached Rental Summary.
4. The attached Rental Summary includes amortized tenant improvement cost of \$3,169,617.75 specified on the attached TI & RWA Summary. Tenant improvement costs are amortized over thirty-six (36) months at 3.25 percent beginning October 15, 2011.
5. The amortized tenant improvement cost of \$3,169,617.75 are attributable to the occupying tenants as follows:

- a.
- b.
- c.
- d.
- e.



INITIALS: *M* LESSOR & *SK* GOVT