GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 15 TO LEASE NO. GS-09B-02592 BLDG NO. NV8210
ADDRESS OF PREMISES: FEDERAL JUSTICE TOWER 501 SOUTH LAS VEGAS BOULEVARD FLOORS 1-6 LAS VEGAS, NV 89101	PDN Number:

THIS AMENDMENT is made and entered into between

[redacted], LLC

whose address is: 5655 S. Yosemite Street #301
Greenwood Village, CO 80111

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 for Block A, [redacted].

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:

This Lease Amendment contains 3 pages, plus exhibits

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:

[redacted]

Signature: [redacted]
Name: MARK BIAGIOTTI
Title: PRESIDENT
Entity Name: [redacted]
Date: B/M: SDA INC, MANAGER
3/10/16

FOR THE GOVERNMENT:

[redacted]

Signature [redacted]
Name: JOANN WINSCHEL
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 3/16/16

WITNESSED FOR THE LESSOR BY:

[redacted]

Signature: [redacted]
Name: AMY HARRIS
Title: VICE PRESIDENT
Date: 3/10/16

The following paragraph is hereby added:

"47. **NOTICE TO PROCEED WITH CHANGE ORDERS FOR BLOCK A--ICE**

A. In previous Lease amendments, change orders 5-6 were approved by the Government. Hereby, via this lease amendment, the Government issues Notice to Proceed with the work associated with Change Orders 8rev 1, 10, 11,12,13,14, 15, 17, 18, 19, 20, 26 and 27 for Block A [redacted] based on the below table and attached as Exhibits to this lease amendment. The Tenant Improvement Allowance (TIA) will be amortized into the rent at 6% over the firm term. The balance will be paid via Lump Sum Payment.

BLOCK A I [redacted])	Description	Cost	LA
Change Order 8 Rev 1	[redacted]	[redacted]	15
Change Order 10	[redacted]		15
Change Order 11	[redacted]		15
Change Order 12	[redacted]		15
Change Order 13	[redacted]		15
Change Order 14	[redacted]		15
Change Order 15	[redacted]		15
Change Order 17	[redacted]		15
Change Order 18	[redacted]		15
Change Order 19	[redacted]		15
Change Order 26	[redacted]		15
Change Order 27	[redacted]		15
Total for LA 15		**$564,558.00**	

B. **INVOICING FOR COMPLETION OF WORK:** The invoice shall annotate the name and address of the Lessor (the Lessor must match the name and address in the Governments vendor file), a "PS Number" will be sent to you after the Government executes this Lease Amendment. The Lessor shall submit an original and one copy of the invoice, which must annotate the "PS Number". The Original Invoice shall be submitted either electronically to the Finance Website at http://www.finance.gsa.gov or mailed to:

GSA, Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Fort Worth, TX 76102

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

General Services Administration
Attn: Erin Winschel
401 W Washington St
Suite 170, SPC 25
Phoenix, AZ 85003

INITIALS: _____ LESSOR & _____ GOV'T

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 Lease Amendment)

Title to items for which the Government makes a "LUMP SUM" payment shall vest in the Government. These items can be removed in a commercially reasonable fashion by the Government at any time. The Lessor waives any restoration in connection with these items. Unless the Government has removed the items from the Premises, the Lessor shall remain responsible for maintenance and repair of all items provided by the Lessor under this lease. Maintenance and Repair costs shall be negotiated between the Government and the Lessor concurrent with negotiation of the construction bids and shall be incorporated by Lease Amendment, together with the Notice to Proceed with construction. If, after the lease term or any extensions, or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor. This paragraph shall also apply throughout the term of the lease to any work requested by the Government after occupancy.

The Lessor hereby forever and unconditionally waives any right to make a claim against the Government for restoration arising from alteration or removal of any alteration by the Government during the term of this Lease or any extensions. Alterations completed by either the Government or Lessor including initial build out of the Lease space and/or any subsequent modifications required during the Lease period. At the Government's sole discretion alterations will remain in the leased space after termination of the Lease contract and will become property of the Lessor."

All other terms and conditions remain in full force and effect.

INITIALS: _____ LESSOR & _____ GOV'T