GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	Lease Amendment No. 004
	To Lease No. GS-09P-LAZ03229
LEASE AMENDMENT	Building Number:

ADDRESS OF PREMISES: ███-7341
7341 East 30th Street, Suite A
Yuma, Arizona 85365-6552

THIS AMENDMENT is made and entered into between **INGOLD FAMILY INVESTMENTS, LLC**

whose address is: **304 North Orange Avenue**
Fallbrook, California 92088-0400

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

WHEREAS, the parties hereto desire to establish beneficial occupancy and provide approval for Change Orders.

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 Government Execution, as follows:

Paragraph "Lease Term" is deleted in its entirety and the following substituted therefore. Paragraphs 1.25 and 1.26 are hereby added:

LEASE TERM

To Have and to Hold the said premises with its appurtenances for the term November 6, 2015 through November 5, 2035, subject to termination rights on November 6, 2030, more specifically defined in paragraph 1.04 Termination Rights.

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

The following Change Orders are approved and authorized by the Government, inclusive of all fees.

Change Order #	Description	Amount	
NTP	Notice To Proceed Lump Sum Payment	$491,981.80	
1	Provide additional card readers @ opening #'s		███
2a	CREDIT: Miscellaneous changes items 1,2, 5 & 6		███
2b	Redesign of reception counter area		███
2c	Miscellaneous changes items 9,10,11 & 12		███
2d	Miscellaneous changes items 7 & 8		███

IN WITNESS WHEREOF, the parties subscribe their names as of the below date.

FOR THE LES███   **FOR THE GOV███████**

Signature: ███████
Name: ~~██████████~~
Title: *MANAGER*
Entity Name: *INGOLD FAMILY INV LLC*
Date: 11/17/15

Signature: ███████
Name: ~~Ryan Beetom~~
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 11/25/15

WITNESSED FOR THE LESSOR BY:

Signature: ███████
Name: ███████us
Title: *Agent*
Date: 11/17/15

2e	CREDIT: Miscellaneous changes items 14		███████
3	Provide a 2" conduit from the radio room to the roof		███████
	CHANGE ORDER TOTAL PER LA 3		39,148.00
4	Flag pole		███████
5	Motor Operators		███████
6	Card Reader at pedestrian gate		███████
	TOTAL LUMP SUM PAYMENT		$561,474.80

The Government hereby approves the above referenced Change Orders 4-6 in the amount of $30,345.00 for a total lump sum balance of **$561,474.80**. The total revised cost for Tenant Improvements in the amount of $999,366.28 exceeds the tenant improvement allowance for ████ of $437,891.48 which has been amortized into the rental rate. The Lessor shall construct all Tenant Improvements in accordance with section 5 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 $561,474.80 pursuant to Paragraph 1.25, herein. The Lessor hereby waives restoration as a result of all improvements.

1.26   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 Invoices, in the amount not to exceed **$561,474.80** for ████ 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

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer via electronic delivery to ryan.geertsma@gsa.gov.

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.

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INITIALS: _____ & _____
                  LESSOR   GOV'T