

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>2</u> TO LEASE NO. <u>GS-04P-LAL60495</u>
ADDRESS OF PREMISES 3381 Atlanta Highway Montgomery, Alabama 36301-2746	PDN Number:

THIS AMENDMENT is made and entered into between **LBA-GSA Montgomery, LLC**

whose address is: **2733 Ross Clark Circle
Dothan, AL 3601-3214**

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 include Project Change Requests (PCR) 001 (partial scope) 003, 005, 008, 009, 010, and 011, respectively.

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 when signed by both parties, as follows:

- A. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to furnish and install the Scope of Work outlined in PCR's 001 (partial scope), 003, 005, 006 and 008, 009, 010, 011 all attached, and provides **Notice to Proceed** in the amount of [REDACTED]. This total includes PCR-001/partial scope-[REDACTED], PCR-003-[REDACTED], PCR-005-[REDACTED] and PCR-008-[REDACTED], PCR-009-[REDACTED], PCR-010-[REDACTED] and PCR-011-[REDACTED] respectively.

The total cost of tenant improvements is **\$1,675,181.28 [\$1,660,084.21 + \$15,097.07]**. The Tenant Improvement Allowance (TIA) in the amount of \$504,658.00 at \$38.79 per ABOASF will be amortized over a period of 120 months at an interest rate of 8% at a rate of \$5.65 ABOASF (\$5.38 per RSF). The overage in the Tenant Improvements (TI) cost shall be reimbursed to the Lessor in a one-time lump sum payment not to exceed the amount of **\$1,170,523.28 [\$1,675,181.28 - \$504,658.00]**. The Lessor will be paid upon completion, inspection and acceptance of the Scope of Work by the Government.

*****Continued on Page 2*****

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:

Signature: [REDACTED]
 Name: Bill Davis
 Title: Managing Member
 Entity Name: LBA-GSA Montgomery, LLC
 Date: 11-7-16

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Elaine D. Peters
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 11/8/16

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Lisa D. Coleman
 Title: Receptionist
 Date: 11-11-16

- B. Upon completion, inspection and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$1,170,521.85, upon receipt of an original invoice after completion, inspection and acceptance of the space by the Contracting Officer.

A properly executed invoice requesting lump sum payment in the amount of **\$1,170,523.28** must be submitted electronically to the GSA Finance Office and a copy of the invoice must be submitted to the Contracting Officer at:

U.S. General Services Administration
Public Building Service, Leasing Division -PR1D
77 Forsyth, Suite 500
Atlanta, Georgia 30303-3458

For an invoice to be considered proper, it must:

- 1) Be received after the acceptance of the work by the General Services Administration
- 2) Include a unique vendor supplied invoice And GSA supplied PS Number ~~600036471~~ 50036471 *AK*
- 3) Indicate the exact payment amount requested
- 4) Specify the payee's name and address. The payee's name and address must EXACTLY match the lessor's
- 5) Payment will become due within thirty (30) days after GSA's designated billing office receives a properly electronic invoice or acceptance of the work by the Government, whichever is later.

Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting the website and applying for a login and password. After acceptance by the Government the Lessor shall follow the instructions posted on the website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling (817) 978-2408 or by email at FW-Paymentsearch.finance@gsa.gov

- C. The Lessor hereby waives restoration as a result of all improvements.

*****THE REMAINDER OF THIS DOCUMENT WAS LEFT BLANK INTENTIONALLY*****

INITIALS:

BO
LESSOR

&

edp
GOVT