

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>1</u> TO LEASE NO. GS-04P- <u>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 contract.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended effective August 1, 2016, as follows.

Paragraph 1.08, "Tenant Improvement Allowance", of the lease is hereby deleted in its entirety and replaced as follows:

1.08. The rental rate in the Tenant Improvement Allowance of lease GS-04P-LAL60495, for a period of ten (10) years includes all Tenant Improvements. The actual cost of the tenant improvements is \$1,660,084.21. The Tenant Improvements 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). This LA is being issued as a **Notice to Proceed** for tenants improvements in the amount of \$1,660,084.21 (\$504,658.00 + \$1,155,426.21). The overage in Tenant Improvements (TI) cost shall be reimbursed to the Lessor in a one-time lump sum payment **not to exceed** the amount of \$1,155,426.21 which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer or designated Contract Officer Representative.

In addition to the above paragraph:

After review of the Lessor's submission of 100% Construction Drawings (CD) dated May 26, 2016, inclusive of all revisions. GSA gave its approval on June 16, 2016. In any event of any conflict between the CDs and any other lease attachment including specifically the USCIS, Special Requirements the CDs shall take precedence.

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: 

Name: Bill Davis

Title: Managing Member

Entity Name: LBA-GSA Montgomery, LLC

Date: 7/14/16

FOR THE GOVERNMENT:

Signature: 

Name: Elaine D. Peters

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 7/19/16

WITNESSED FOR THE LESSOR BY:

Signature: 

Name: Lisa P. Coleman

Title: Receptionist

Date: 7/14/2016

- A. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$1,155,426.21 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 \$1,155,426.21 must be submitted to the Contracting Officer at:

General Services Administration
Public Building Service, Leasing Division - 4PR1D
77 Forsyth Street, SW, Suite 500
Atlanta, GA 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 the GSA Supplied PS Number
- 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 name and address listed above.
- 5) Payment will become due within thirty (30) days after GSA's designated billing office receives a properly executed 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 this website and applying for a login and password. After acceptance by the Government the Lessor shall follow the instructions posted on that 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

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

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INITIALS:

RD
LESSOR

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GCVT