

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-04P- LAL60495
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 December 9, 2016, as follows.

The Government hereby accepts the Lessor proposal to provide all labor and materials to furnish and install the scope of work outlined in Project Change Request (PCR) 001, 003, 005, 008, 009, 010, 011, 014, 015, 017, 018, 019, and 020 respectively. This LA provides the **Notice to Proceed** in the amount of \$22,500.42.

The individual PCR's amounts breakout as follows: PCR 001 /partial scope [REDACTED], PCR 005 - [REDACTED], PCR 009 - [REDACTED], PCR 010 - [REDACTED], PCR 011 - [REDACTED], PCR 014 - [REDACTED], PCR 015 - [REDACTED], PCR 017 - [REDACTED], PCR 018 - [REDACTED], PCR 019 - [REDACTED], and PCR 020 - [REDACTED]. All scopes of work have been approved by USCIS, estimated by the Government to be fair and reasonable and funding in place under RWA N1026119.

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 \$22, 500.42 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.

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: 1-10-17

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: ANTHONY E. DICKSON
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 1-11-2017

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Duddy Johnston
 Title: Property Manager
 Date: 1/10/17

- A. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$22,500.42 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 \$22,500.42 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 **0036471**
- 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 mad 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:

BD
LESSOR

&

AS
GOVT