

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 1</b>  <b>TO LEASE NO. GS-09B-02915</b>
<b>ADDRESS OF PREMISES 6755 E. Highway 90 Sierra Vista, AZ 85635-9195</b>	<b>PDN Number:</b>

~~THIS AMENDMENT is made and entered into between Presidio Bay Ventures, LLC~~

whose address is: **1801 Avenue of the Stars  
Suite 150  
Los Angeles, CA 90067-5912**

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 issue the notice to proceed for tenant improvements and provide for lump sum payment procedures.

**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:

**Paragraph 7.01 is hereby added to the lease:**

**"7.01 NOTICE TO PROCEED FOR INITIAL CONSTRUCTION**

A. Pursuant to Paragraph 4.04 **TENANT IMPROVEMENTS PRICING REQUIREMENTS (AUG 2011)** of the lease, the Government has reviewed the Lessor's TI cost proposal and has determined that it is fair and reasonable. This represents your Notice to Proceed (NTP) with the construction of the TIs in an amount not to exceed [REDACTED], of which **\$288,295.44** is to be amortized into the rent as Tenant Improvements at a rate of 5.75% over 10 years (as referenced in Paragraph 1.08), **\$25,233.00** is to be amortized into the rent as Building Specific Amortized Capital at a rate of 0.00% over 10 years (as referenced in Paragraph 1.03), and the remaining [REDACTED] is to be paid via lump sum. No additional payments for Tenant Improvements shall be paid unless they are through a change order approved by the Contracting Officer with a Supplemental Lease Agreement.

B. Upon completion and acceptance of the Tenant Improvements identified herein, the Lessor shall submit for Lump Sum Payment one original and one copy of the invoice. Lessor shall contact the GSA Contracting Officer for the PS Number, which must be annotated on the invoice. The original invoice, in an amount not to exceed [REDACTED], shall be submitted via the GSA Financial website at [www.finance.gsa.gov](http://www.finance.gsa.gov).

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

GSA, Realty Services  
400 W. Washington Street  
Suite 170, SPC 25  
Phoenix, AZ 85003"

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] **LC**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: Presidio Bay Ventures, LLC  
Date: 9/17/2013

**FOR THE GOVERNMENT** [REDACTED]

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: GSA, Public Buildings Service  
9/19/13

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
Name: Kara  
Title: Marketing Manager  
Date: 9/17/2013