

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4	DATE
	TO LEASE NO. GS-09B-03028	
LEASE AMENDMENT		
ADDRESS OF PREMISES: 4420 Auburn Boulevard Sacramento, CA	PDN Number: N/A	

THIS AMENDMENT is made and entered into between North Valley Bancorp

RECEIVED

whose address is: 300 Park Marina Circle
Redding, CA 96001-0964

JUN 28 2013

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 a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.

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 on the date of Government execution, as follows: as follows:

Paragraphs 4.03 A (2), and Paragraph 4.03 A (3) are hereby added. Paragraph 4.03 B and Paragraph 4.03 C are hereby deleted and replaced with the following to document an increased Tenant Improvement cost related to the acceptance of change orders # 3 and # 4:

"4.03 A (2) . NOTICE TO PROCEED for Change Order # 3

Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed for Change Order # 3 is hereby issued, at a total change order cost not to exceed \$3,505.95, inclusive of all management and architectural fees."

This Lease Amendment contains 2 pages, and Exhibit J consists of 6 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:

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: VP - Credit Administrator
 Entity Name: North Valley Bank
 Date: 6-27-13

Signature: _____
 Name: Regina Nickerson
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 7-2-2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: V. Kelly Graham
 Title: V.P. - Graham Dev. Co.
 Date: 6/28/13

Continued on Sheet 2.

4.03 A (3) . NOTICE TO PROCEED for Change Order # 4

Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed for Change Order # 4 is hereby issued, at a total change order cost not to exceed \$23,026.50, inclusive of all management and architectural fees.”

4.03 B.

The total cost for Tenant Improvements in the amount of **\$784,093.08** exceeds the tenant improvement allowance of \$523,671.60, which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of **\$260,421.48**. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 4.01G 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 **\$260,421.48** pursuant to Paragraph 4.03 C herein. The Lessor hereby waives restoration as a result of all improvements.”

4.03 C.

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 invoice, in the amount **not to exceed \$260,421.48** shall be submitted to:

GSA, Greater Southwest Finance Center (7BCP)
P.O. 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 at:

GSA Real Estate Acquisition Division
Attention: Regina Nickerson
450 Golden Gate Avenue, 3rd floor East
San Francisco, CA 94102

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.”

Exhibit J (which documents Change Order # 3 and Change Order # 4 costs and consists of 6 pages) is also added to the lease.

All other terms and conditions of the Lease shall remain in force and in effect.

INITIALS:


LESSOR

&


GOVT