

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-09P-LCA03146
<b>ADDRESS OF PREMISES</b> 5601 Arnold Road, 4th Floor Dublin, CA 95468	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between George Andras & Laszlo Hites PTR Doing Business As HHH Investment Company

whose address is: 5601 Arnold Road, Suite 101  
Dublin, CA 95468

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 to provide alterations to the Leased premises for the Building Specific Amortized Capital (BSAC) item of Shatter-Resistant Window Protection.

**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 of the Government, as follows:

**RENOVATION TO THE OFFICE SPACE:** The Lessor shall provide all labor, materials, and equipment to install the Building Specific Amortized Capital (BSAC) item of [REDACTED] as shown on Exhibit "I" "B&L Glass Company Revised Proposal in the amount of [REDACTED] dated May 20, 2014 (3 pages)", and Exhibit "J" "Alexander's Mobility Services total Firm Quote of [REDACTED], dated June 3, 2014 (1 page)" to this Lease Amendment No. 1. In accordance with the Lessor's submittal of Exhibits "I" and "J" total BSAC cost for this scope of work shall be \$91,148.03 comprised of:

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: Ildiko Dillmann  
 Title: Property Manager  
 Entity Name: \_\_\_\_\_  
 Date: 9-18-14

**FOR THE GOV**

Signature: [REDACTED]  
 Name: Eileen Khanloo  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service  
 Date: 9/18/14

**WITNESS**

Signature: [REDACTED]  
 Name: George Andras  
 Title: Owner  
 Date: 9-18-14

██████████ B&L Glass cost to provide and install the ██████████; ██████████ Alexander's Mobility Services cost to move and return all furnishings 3 feet from the windows; \$4,017.89 Lessor's project management and administrative cost associated with this scope of work; and, \$7,319.02 total interest based on 4 percent per annum, and the amortization period of 50 months for the remaining 5 year firm term of the lease effective November 1, 2014 through December 31, 2018. This total amount of \$91,148.03 includes all construction management fees. Total cannot exceed \$91,148.03 without express written Government approval. The Lessor agrees to provide labor, materials, and equipment to complete the additional tenant improvement to the Leased premises as spelled out on the Exhibits "I" and "J". Such alterations should be completed no later than October 31, 2014. The Lessor hereby waives restoration as a result of all improvements."

"PAYMENT: Upon completion and acceptance of the work by the Government, Lease Amendment No. 2 will be issued to memorialize the BSAC cost of \$91,148.03 for the Shatter-Resistant Window Protection to be amortized into the rent effective November 1, 2014 through December 31, 2018."

INITIALS:   ID   &   EK    
LESSOR & GOVT