

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
ADDRESS OF PREMISES: 6162 S. Willow Drive, Englewood, CO 80111	TO LEASE NO. GS-08P-LCO00139 PDN Number: N/A

THIS AMENDMENT is made and entered into between 6162 S. Willow Drive – Englewood LLC

whose address is: 6162 S. Willow Drive, Englewood, CO 80111 (Atrium III)
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 add the commencement date of the lease and to incorporate the HVAC maintenance agreement into the Lease

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 July 1, 2017 as follows:

1) In accordance with the "LEASE TERM" paragraph of the first page of the Lease, and pursuant to the Government's acceptance of the space as substantially complete, the Lease and Rent Commencement Date is July 1, 2017 and the lease term will continue for a firm term of ten (10) years and seven (7) month, expiring on January 31, 2028.

2) The following is added to as subsection G of Section 6.05


"The Lessor agrees to provide and the Government agrees to reimburse the Lessor for labor, materials, supervision, permits and other incidental expenses necessary to administer the scope of the full service preventative maintenance agreement FS1332 with AC Systems (attached and referred to as the "Agreement"). Changes to the scope of work of the Agreement must be approved by the Lease Contracting Officer and DISA. The Government agrees to make quarterly payments to the Lessor in the amount of \$5,974.00 towards the full amount of the annual service contract, an annual amount not to exceed \$23,896.00. Reimbursement to the Lessor will be made upon completion and acceptance of the work by the Lease Contracting Officer and within thirty (30) days of the Government's receipt of an itemized invoice from the Lessor. Approval by the Lease Contracting Officer shall occur within 10 (ten) days of completion of the work. In no event shall the Government make payment prior to the completion of the work (end of the quarterly service)."

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: Erich Stiger
Title: Sr. Vice President
Entity Name: 6162 S. Willow Drive - Englewood LLC
Date: 7/13/2017

FOR THE GOVERNMENT:

Signature: 
Name: Christi Sebring
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7-14-17

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: K. McCoy
Title: Sr. Admin. Asst.
Date: 7/13/2017