

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u> 7 </u>
	TO LEASE NO. LCO14643
LEASE AMENDMENT	
ADDRESS OF PREMISES: OAKRIDGE OFFICE BUILDING 1201 OAKRIDGE DRIVE FORT COLLINS, CO 80525-5562	PDN Number:

THIS AGREEMENT, made and entered into this date by and between The Carrington Company

whose address is: 627 H Street
Eureka, CA 95501-1025

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease by providing the **Notice to Proceed** for tenant improvements for [REDACTED] which are less than the Tenant Improvement allowance allotted in the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, October 29, 2014 as follows:

This Lease Amendment contains 3 pages plus Exhibit.

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 [REDACTED]

Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Entity Name: [REDACTED]
 Date: October 29, 2014

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: ADAM MEBELIS
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, XXXX
 Date: 10/29/14

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: J. Sanders-Gritsch
 Title: Office Manager
 Date: 10-29-14

NOTICE TO PROCEED FOR TENANT IMPROVEMENTS FOR [REDACTED]

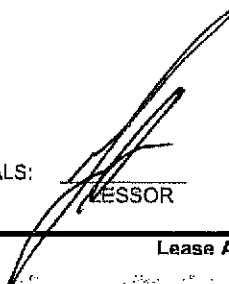

I. **Tenant Improvements:** The lessor submitted a TICs table provided by Heath Construction dated October 9, 2014 in the total amount of **\$1,256,671.38**. This fee was inclusive of the remaining A/E Fees, the LEED Fees, and the Relocation Allowance Credit per Lease Amendment 6. A rent credit is due the Government for the inability of [REDACTED] to utilize their "old" 3rd Conference Room, for time period of June 1, 2014 through 7/31/14 (2 months' rent). The Government has reviewed this cost proposal for the Tenant Improvements for the [REDACTED] agency and has deemed these costs as Fair and Reasonable. This LA represents the Notice to Proceed (NTP) with construction of tenant improvements that are within the Tenant Improvement Allowance of **\$1,667,489.28**. The amount of **\$1,254,768.78** will be amortized over the term of the lease and the full service rent will be adjusted accordingly in a subsequent Lease Amendment upon Beneficial Occupancy.

Tenant Improvement Buildout	\$1,044,472.78
A&E fees (captured in base bid)	\$195,000.00
LEED fees (captured in base bid)	\$48,824.60
Relocation Allowance	(\$31,626.00)
3 rd Floor rent credit (540 rsf @ \$21.14 prsf)	(\$1,902.60)
Total Lump Sum Payment:	\$1,254,768.78

** 3rd Floor rent credit for lack of use due to [REDACTED] project, will be reflected in the reconciliation Lease Amendment.

- II. **Exhibit TICS:**
Exhibit TICS dated 10.9.14 is here by attached and made a part of the lease. This exhibit represents the Tenant Improvement scope of work provided to the Government for determination of fair and reasonable costs, which are based upon the Architecture Plus drawings dated September 3, 2014."
- III. **The Lessor hereby waives restoration as a result of all improvements.**

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR &  GOVT