

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-08P-14675
<b>ADDRESS OF PREMISES</b> <b>455 West Gunnison Avenue</b> <b>Grand Junction, Colorado 81501-5720</b>	PDN Number: PS0027506

**THIS AMENDMENT** is made and entered into between **SBC Archway VIII, LLC**

whose address is: **6161 S. Syracuse Way, Suite 330, Greenwood Village, Colorado 80111**

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

**WHEREAS**, the Government provides the Notice to Proceed with the construction of the tenant improvements per Tenant Improvements Budget dated September 20, 2013.

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 November 7, 2013 as follows:

Paragraph 2 is added to the Lease and reads as follows:

"2. The Lessor shall provide all necessary supervision, labor, material and permitting required to complete the tenant improvements to the space to be occupied by the Government. In accordance with Section 1.09 of the lease the Government shall pay the Lessor the amount of \$1,500,554.04 for the Tenant Improvements as more specifically identified in the Tenant Improvements Budget dated September 20, 2013. Tenant Improvements in the amount of \$1,360,694.47 shall be amortized over 120 months at the rate of 6.65%. A lump sum amount of \$139,859.57 shall be paid upon completion and acceptance by the Contracting Officer. The lump sum amount includes the \$36,276.73 authorized under Amendment No. 1 to the Lease.

The Vendor receiving the lump sum payment shall issue an invoice. The invoice shall include a unique invoice number and cite the following PDN number PS0027506. [Invoices submitted without the PDN are immediately returned to the Vendor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Vendors who are unable to process the invoices electronically, may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102."

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 have signed their names as of the below date.

FOR THE LESSOR:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: MANAGING MEMBER  
Entity Name: SBC Archway VIII, LLC  
Date: 11/4/2013

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Public Buildings Service,  
Date: 11/7/2013

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: MANAGING MEMBER  
Date: 11-4-2013