

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01 TO LEASE NO. GS-04P-LFL00182
ADDRESS OF PREMISES BENNINGTON BUILDING 3555 MAGUIRE BOULEVARD ORLANDO, FL 32803-3762	PDN Number: PS0038374

THIS AMENDMENT is made and entered into between

whose address is: **G&C OC INVESTORS, LLC**
3165 MCCRORY PLACE STE 100
ORLANDO, FL 32803-3727

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 reflect a change in Lessor and Payee and to provide notice to proceed.

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 May 10, 2017 as follows:

A. The above Lease is hereby amended to reflect a change in Lessor and Payee in accordance with lease GS-04B-62388, Lease Amendment No. 3 as follows:

Previous Lessor/Payee

DRA CRT Orlando Central Center LLC
3165 McCrory Pl, Suite 100
Orlando, FL 32803-3727
DUNS: 623455446
TAX ID NO. [REDACTED]

Current Lessor/Payee

G&C OC Investors, LLC
3165 McCrory Place Ste 100
Orlando, FL 32803-3727
DUNS: 080522317
TAX ID NO. [REDACTED]

B. The Government hereby accepts the Lessor's proposal to provide, install, and maintain tenant improvements to the Leased Premises, as agreed to by all parties and in accordance with the Lease terms, the agency's scope of work, the approved construction drawings dated 2-20-2017, and the tenant improvement cost summary (also known as the TI price proposal),

This Lease Amendment contains two (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: MARK E. GLEW

Title: PRESIDENT

Entity Name: G&C OC INVESTORS, LLC

Date: 5/30/2017

FOR THE GOVERNMENT:

Signature: [REDACTED]

Name: KATHA E. HARRIS

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 6/1/2017

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]

Name: ANDY GROVER

Title: CO. PRESIDENT

Date: 5/30/2017

transmitted on 4-21-2017.

- C. Notice to proceed is hereby issued for the above mentioned work, not to exceed the amount of \$1,657,064.33. This cost shall include all necessary labor, materials, and equipment required to complete the tenant improvements. Following substantial completion and receipt of a valid Certificate of Occupancy, inspection and acceptance of the space by the Contracting Officer, and receipt of an original invoice, payment of the tenant improvements shall be broken down as follows:

REIMBURSEMENT METHOD	TOTAL
Tenant Improvement Allowance Concession in accordance with Paragraph 1.03(J)	\$240,138.00
Tenant Improvement Allowance Amortized in the lease in accordance with Paragraph 1.03(A)	\$533,640.00
Lump Sum Reimbursement	\$883,286.33
Total Cost of Improvements	\$1,657,064.33

Paragraph 4.01, Subparagraph I of the GSA Form L100 (3/16) is hereby amended as follows:

"1. Construction of Tis and completion of other required construction work: The Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than 150 Working days following issuance of NTP and receipt of a valid work permit."

- E. Upon completion, inspection, and GSA's acceptance of the Premises, a properly executed invoice requesting lump sum payment in the amount of \$833,286.33 must be submitted electronically to GSA Finance at www.finance.gsa.gov. The Lessor is responsible for visiting this website, applying for a login and password, and following the instructions to submit an invoice electronically.
- F. A copy of the invoice must be submitted to the Contracting Officer at the following address: General Services Administration, Attn: Lease Contracting Officer, 7771 W. Oakland Park Blvd, Suite 119, Sunrise, FL 33351-6737.
- G. For an invoice to be considered proper, it must:
- Be received after acceptance of the work by the General Services Administration
 - Include an invoice date, a unique vendor-supplied invoice number, and a GSA supplied PS number
 - Indicate the exact payment amount requested
 - Specify the payee's name and address
 - The payee's name and address must EXACTLY match the Lessor's name and address listed on this Lease Amendment
 - Include the Lease contract number, building address, and a description of the work provided, including the price, and quantity of the item(s) delivered.
 - Be submitted on company letterhead, or include the signature of the person(s) with whom the Lease contract is made.
- H. The Lessor hereby waives restoration as a result of these improvements. The Lessor shall remain responsible for maintenance, repair, and replacement of all items provided by the Lessor under this Lease as required by the Lease.
- I. All other terms and conditions of the Lease remain in full force and effect.

INITIALS:

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LESSOR

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**ADDENDUM to the System for Award Management (SAM)
REPRESENTATIONS AND CERTIFICATIONS (Acquisitions
of Leasehold Interests in Real Property)**

Request for Lease
Proposals Number
LFL00182

Dated

6/1/2017

Complete appropriate boxes, sign the form, and attach to offer.

The Offeror makes the following additional Representations. NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

**1. ANNUAL REPRESENTATIONS AND CERTIFICATIONS FOR LEASEHOLD ACQUISITIONS
(APR 2015)**

- (a) (1) The North American Industry Classification System (NAICS) code for this acquisition is 531120, unless the real property is self-storage (#531130), land (#531190), or residential (#531110).
- (2) The small business size standard is 38.5 Million in annual average gross revenue of the concern for the last 3 fiscal years.
- (3) The small business size standard for a concern which submits an offer in its own name, other than on a construction or service contract, but which proposes to furnish a product which it did not itself manufacture, is 500 employees.
- (b) The System for Award Management (SAM) is a centrally located, searchable database which assists in the development, maintenance, and provision of sources for future procurements. The Offeror, by signing this addendum, hereby certifies he is registered in SAM.

☒ [X] Registration Active and Copy Attached

**2. 552.203-72 REPRESENTATION BY CORPORATIONS REGARDING AN UNPAID
DELINQUENT FEDERAL TAX LIABILITY OR A FELONY CONVICTION UNDER ANY FEDERAL LAW
(DEVIATION) (OCT 2013)**

- (a) In accordance with Sections 630 and 631 of Division of the Consolidated Appropriations Act, 2012 (Pub. L. 112-74), and Section 101 of the Continuing Appropriations Act, 2014 (Pub. L. 113-16) none of the funds made available by the Continuing Appropriations Act 2014 may be used to enter into a contract action with any corporation that—
- (1) Has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, where the awarding agency is aware of the unpaid tax liability, unless the agency has considered suspension or debarment of the corporation and made a determination that this further action is not necessary to protect the interests of the Government, or
- (2) Was convicted, or had an officer or agent of such corporation acting on behalf of the corporation convicted of a felony criminal violation under any Federal law within the preceding 24 months, where the awarding agency is aware of the conviction, unless the agency has considered suspension or debarment of the corporation or such officer or agent and made a determination that this action is not necessary to protect the interests of the Government.
- (b) The Contractor represents that—
- (1) It is ☐ is not ☒ [X] a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or

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have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.

- (2) It is ☐ is not ☒ a corporation that was convicted, or had an officer or agent of the corporation acting on behalf of the corporation, convicted of a felony criminal violation under any Federal law within the preceding 24 months.

3. OFFEROR'S DUNS NUMBER

(a) Enter number: 080522317

(b) An offeror may obtain a DUNS number (i) via the Internet at <http://fedgov.dnb.com/webform> or if the offeror does not have internet access, it may call Dun and Bradstreet at 1-866-705-5711 if located within the United States; or (ii) If located outside the United States, by contacting the local Dun and Bradstreet office. The offeror should indicate that it is an offeror for a U.S. Government contract when contacting the local Dun and Bradstreet office.

OFFEROR OR LEGALLY AUTHORIZED REPRESENTATIVE	NAME, ADDRESS (INCLUDING ZIP CODE) NAME: <u>G&C OC INVESTORS, LLC</u> ADDRESS: <u>2335 E. ATLANTIC BLVD.</u> <u>STE 300</u> <u>POUMANO BEACH, FL 33062</u>  Signature/	TELEPHONE NUMBER <u>954 516 - 7019</u> () - <u>5/30/17</u> Date
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