

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>4</u>
LEASE AMENDMENT	TO LEASE NO. GS-04P-LFL00216
ADDRESS OF PREMISES 11100 SW 211 Street, Miami, FL 33189-2806	PDN Number:

THIS AMENDMENT is made and entered into between 211 STREET LLC

whose address is: 100 NE 15th Street, Suite 201,
Homestead, FL 33030-4578

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

WHEREAS, the parties hereto desire to amend the above 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 August 23, 2018 as follows:

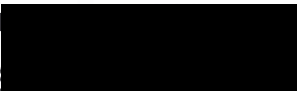
- A. The Government hereby accepts the Lessor's proposal to provide, install, and maintain the improvements to the Leased Premises in accordance with the scope and cost and the attached cost estimate to complete the change ceramic tile in break room, FEI hallway, Lobby to LVT. Add new break room cabinets, upgrade flooring in manager's office, add walls in lobby, break room, new conference area, upgrade exterior window shades, add moldings dated July 2, 2018 (Exhibit A).
- B. Notice to proceed is hereby issued for the above mentioned work, not to exceed \$220,126.47. This cost shall include all necessary fees, labor, materials, and equipment required to complete the change ceramic tile in break room, FEI hallway, Lobby to LVT. Add new break room cabinets, upgrade flooring in manager's office, add walls in lobby, break room, new conference area, upgrade exterior window shades, add moldings.
- C. Upon completion, inspection, and the GSA's acceptance of the improvements described in scope of work, a properly executed invoice requesting lump sum payment in the amount of \$220,126.47 must be submitted electronically to GSA Finance at www.finance.gsa.gov. Alternatively, the Lessor may submit their invoice by mail to the following address: General Services Administration, FTS and PBS Payment Division (7BCP), P.O. Box 17181, Fort Worth, TX 76102-0181.
- D. A copy of the invoice must be submitted to the Contracting Officer at the following address: General Services Administration, Attn: James Thompson, 7771 W. Oakland Park Blvd, Sunrise, FL 33351-6737.

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: ADAM BASS
Title: MANAGER
Entity Name: 211 STREET LLC
Date: 8/23/2018

FOR THE GOVERNMENT:

Signature: 
Name: JAMES THOMPSON
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/23/18

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: BETH BASS
Title: WITNESS
Date: 8-23-18

E. 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.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign the invoice.

F. 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.

G. All other terms and conditions of the Lease remain in full force and effect.

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END OF DOCUMENT

INITIALS:

AB
LESSOR

&

[Signature]
GOVT

CHANGE
ORDER

AIA DOCUMENT G701

Attachment F - AIA form G701

OWNER ☒
ARCHITECT ☒
CONTRACTOR ☒
FIELD ☐
OTHER ☐

PROJECT:

SOCIAL SECURITY OFFICE
11100 SW 211 STREET, PERRINE, FL
TO CONTRACTOR:
GADDIS ENTERPRISES, LLC

CHANGE ORDER NUMBER 1
DATE: 07/02/2018
ARCHITECT'S PROJECT NO.: 002
CONTRACT DATE: 03/26/2018
CONTRACT FOR: TENNANT IMPROVEMENTS

The Contract is changed as follows: CHANGE DERAMIC TILE IN BREAK ROOM, FEI HALLWAY, LOBBY TO LVT. ADD NEW BREAK ROOM CABINET
CABINETS, UPGRADES FLOORING IN MANAGERS OFFICE, ADD WALLS IN LOBBY, BREAK ROOM,
NEW CONFERENCE AREA, UPGRADE EXTERIOR WINDOW SHADES, ADD MOLDINGS,

APPROVED: CHARLES GADDIS
Construction Management

Not valid until signed by the Owner, Architect and Contractor.

The original (Contract Sum) (Guaranteed maximum Price) was	\$474,992
Let change by previously authorized Change orders	\$0
The (Contract Sum) (Guaranteed maximum Price) prior to this Change order was	\$474,992
The (Contract Sum) (Guaranteed maximum price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$220,126.47
The new (Contract Sum) (Guaranteed maximum Price) including this Change order will be	\$695,118.47

The Contract Time will be (increased) (decreased) (unchanged) by
The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which
have been authorized by Construction Change Directive.

MR. ALLEN BASS
ARCHITECT
100 NE 15TH ST, HOMESTEAD, FL
Address

BY ALLEN BASS

DATE 7/2/2018

GADDIS ENTERPRISES, LLC
CONTRACTOR
5 HUNT VALLEY DRIVE, LITHONIA, GA
Address

BY CHARLES GADDIS

DATE 7/2/2018

211 STREET, LLC
OWNER
100 NE 15TH ST, HOMESTEAD, FL
Address

ADAM BASS

DATE 7/2/2018

AIA DOCUMENT G701 - CHANGE ORDER - 1987 EDITION - AIA REGISTERED - COPYRIGHT 1987 - THE
AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N. W., WASHINGTON, D. C. 20006

G701-1987

AIA Form G701