

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
ADDRESS OF PREMISES: Flamingo Market Place 12105 Pembroke Road Units 508-518 Pembroke Pines, FL 33025-1727	TO LEASE NO. GS-04P-LFL62022 PDN Number: PS0036882

THIS AMENDMENT is made and entered into between Millbrook Properties, LTD

whose address is: 42 Bayview Avenue,
Manhasset, NY 11030

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

WHEREAS, the parties hereto desire to amend the above lease contract to provide the notice to proceed with change orders 2,3,6,7 and 8

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 upon execution by the Government as follows:

A. The Government hereby accepts the Lessor's proposal to provide, install, and maintain the change orders listed below totaling [REDACTED] as agreed by all parties and in accordance with the Lease terms, the Lessor's proposal, and the scope of work provided.

- Change Order#2 (Architectural and Design Fees) Total: [REDACTED]
- Change Order#3 (Rear Employee Break Area (Design/Architecture Expense Only) Total: [REDACTED]
- Change Order#6 (Lessor, Architect and GC General Conditions Fees) Total: [REDACTED]
- Change Order#7 (Window Film, Per TICS Div 8) Total: [REDACTED]
- Change Order#8 (Mansard Sign, exterior 48.5" Exterior Signage) Total: [REDACTED]
- Total for All Change Orders: [REDACTED]

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: [REDACTED]
 Name: Charles Hirsch
 Title: Asst. for Operations
 Entity Name: Flamingo Market Place, LLC
 Date: 9/2/16

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Kazi Rizvi
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 9-6-2016

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: David Murphy
 Title: Asst.
 Date: 9/2/16

- B. Notice to proceed is hereby issued for the above mentioned work totaling [REDACTED]. This shall include all necessary labor, materials, and equipment required to provide, install, and maintain the tenant improvements. Completion of all tenant improvements/change orders are required by **October 16, 2016**.
- C. All tenant improvements/change orders shall be incorporated into the construction drawings (where necessary for permitting) and submitted to the Government for review prior to the commencement of work. In addition, these tenant improvements shall be submitted to the Government within thirty (30) calendar days of completion of the work by the Lessor and acceptance of the work by the Government.
- D. Upon completion, inspection, and the GSA's acceptance of the tenant improvements, a properly executed invoice requesting a lump sum payment in the amount of \$89,295.89 must be submitted electronically to GSA Finance and a copy of the invoice submitted to the Contracting Officer at:

General Services Administration
7771 W. Oakland Park Boulevard, Suite 119
Sunrise, FL 33351-6737

Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government the Lessor shall follow the instructions posted on that website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling (800) 676-3690.

For an invoice to be considered proper, it must:

- a. Be received after the acceptance of the work by the General Services Administration.
- b. Include an invoice date, a unique, vendor-supplied invoice number AND GSA Supplied PS Number.
- c. Indicate the exact payment amount requested.
- d. Specify the payee's name and address.
- e. The payee's name and address must EXACTLY match the Lessor's name and address listed above.
- f. Include the Lease contract number, building address, and a description of the work provided, price, and quality 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.

- E. The Lessor hereby waives restoration as a result of all tenant improvements.

ALL OTHER TERMS AND CONDITIONS OF THIS LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

INITIALS:


LESSOR

&


GOV'T