

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 006
	TO LEASE NO. GS-09B-02834
ADDRESS OF PREMISES 291 Chalan Pasaheru, Tamuning, GUAM 96913	PDN Number:

THIS AMENDMENT is made and entered into between **MICRONESIA CSL DEVELOPMENT, LLC**, a Guam limited liability company

whose address is: 259 Martyr Street, Suite 204, Hagatna, Guam 96910 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 authorize and incorporate Change Orders, inclusive of all fees, for Tenant Improvements which exceed the tenant improvement allowance, and provide for Lump Sum Payment of these additional tenant improvement costs which exceed the tenant improvement allowance

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:

Paragraphs 29 and 30 are hereby added.

29. The following Change Orders are approved and authorized by the Government, inclusive of all fees.

TENANT A [REDACTED]		
CO #	CHANGE ORDER DESCRIPTION	COST
Approved		
	REVISED NTP	\$ 3,712,575.83
Submitted		
142	Card Reader Location Change	\$ [REDACTED]
143	[REDACTED] Change	\$ [REDACTED]
-	3 Von Duprin Doors	\$ [REDACTED]
	CHANGE ORDER TOTAL	\$ 15,984.81
	TOTAL NTP	\$ 3,728,560.64

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:

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: KAMYAL VAGHAB
 Title: AUTHORIZED SIGNATORY
 Entity Name: MICSL DEVELOPMENT, LLC
 Date: 7-28-15

Signature: [REDACTED]
 Name: Lawrence O. Becker
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 7/28/15

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: SEVERIN CARLSON
 Title: ASSOCIATE
 Date: 7/28/15

The Government hereby approves the above referenced Change Orders for [REDACTED] in the amount of \$15,984.81 for a total lump sum balance of \$2,541,944.60. The total revised cost for Tenant Improvements in the amount of \$3,728,560.64 exceeds the tenant improvement allowance for [REDACTED] of \$1,186,616.04 which has been amortized into the rental rate. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.14G of the Solicitation for Offers, incorporated and made a part of the Lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$2,541,944.60 for [REDACTED] pursuant to Paragraph 30, herein. The Lessor hereby waives restoration as a result of all improvements.

30. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoices, in the amount not to exceed \$2,541,944.60 for [REDACTED] shall be submitted to:

GSA, Greater Southwest Finance Center (7BCP)
PO BOX 17181
Fort Worth, TX 76102

Alternatively the Lessor may submit the Invoice electronically, via the GSA Finance website at www.finance.gsa.gov

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer via electronic delivery to Larry.becker@gsa.gov (copy ryan.qeertsma@gsa.gov)

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- Annotation of GSA PS Number (will be sent after Government executes this Supplemental Lease Agreement)

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

[The remainder of this page is intentionally left blank]

INITIALS:

VKV
LESSOR

&

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GOV'T