

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-06P-LIA31048
ADDRESS OF PREMISES 600 4 TH STREET Sioux City, IOWA 51101-1750	PDN Number: PS _____

THIS AMENDMENT is made and entered into between **4TH STREET CENTRE, LLC**

whose address is: 4TH STREET, SIOUX CITY, IOWA 51101-1750


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 provide Notice to Proceed for Change Order 1.

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:

The purpose of the Lease Amendment (LA) Two (2) is to provide Notice to Proceed for Change Orders:

Per this lease amendment the following change order has been reviewed and was determined to be fair and reasonable. The following change order in the total amount of \$12,017.88 is hereby authorized to proceed.


C.O #	Date Authorized	Description	Amount
1	LA 2	1. Replace rolled carpet with padded tile	
		2. Add 5/8 fire rated plywood to south wall of Rm 656	
		Sub-total	
		Total Lump Sum Cost	\$ 12,017.88

* Dennis Johnson is a licensed NE Real Estate agent & officer of HCS Real Estate Co, the owner of 4th Street Centre
 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: Dennis Johnson
 Title: Managing member
 Entity Name: 4th Street Centre
 Date: 11-2-15

FOR THE GOVERNMENT:

Signature: 
 Name: PATRICK G. WOLSH
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 11/24/15

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Qui-Qui St Cyr
 Title: Exec. Assist.
 Date: 11/02/15

Lease Amendment 2 is approved for total change order in the amount of NTE [REDACTED]. The total amount of [REDACTED] will be added to the tenant improvement cost of [REDACTED] and shall be amortized in the rent as per the terms of the lease.

The following paragraph is hereby added:

7.03 Cost Reconciliation

In the Previous Lease Amendment 1, a total of \$415,572.49 for tenant improvements was authorized. In addition to those tenant improvements the following change order is approved by the Government.

Description	Cost Reconciliation	Cost
NTP	Initial Amount for Tenant Improvements	[REDACTED]
Change Order 1	Replace rolled carpet with padded tile	[REDACTED]
	Add 5/8 fire rated plywood to south wall of Rm 656	
TOTAL TENANT IMPROVEMENTS		\$427,590.37

Therefore, The total amount of Not to Exceed amount is \$427,590.37, which takes into consideration the Total Tenant Improvements and reconciliation of change order 1 which will be amortized over the remaining firm term of the lease and the full service rent per paragraph 1.03. Rent and Other Consideration will be adjusted.

The full service and commission credit will be adjusted in a subsequent Lease Amendment.

All other terms and conditions remain in full force and effect.

INITIALS: DS & pm
LESSOR GOV'T