

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 CONSISTING OF 2 PAGEs and Exhibit TO LEASE NO. GS-10P-LID07467
ADDRESS OF PREMISES Martek Building 2075 North Boulevard Idaho Falls, ID 83401-1500	PDN Number: PS0036677

THIS AMENDMENT is made and entered into between Martek [REDACTED], LLC

whose address is: **7920 Norfolk Avenue, Suite 920**
Bethesda, MD 20814

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 delete and replace the Tenant Improvement Fee Schedule paragraph and issue a Partial Notice to Proceed for tenant improvements and provide for lump sum payment procedures.

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 following paragraph is hereby deleted and replaced with the following:

1.10 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	Initial Build-Out
Architect/Engineers Fees (\$ per ABOA SF or % of TI Construction Costs)	11.5%
Lessor's Project Management Fee (% of TI Construction Costs)	7.0%

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 G. TORRILLO
 Title: MANAGING MEMBER
 Entity Name: MARTEK
 Date: 10/31/16

FOR THE GOVERNMENT

Signature: [REDACTED]
 Name: Michael J. O'Brien
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 11/1/16

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: NOVIA SOEPARNO
 Title: EXECUTIVE ASSISTANT
 Date: 10/31/16

The following paragraphs are hereby added to the lease:

7.07 LIMITED NOTICE TO PROCEED FOR TENANT IMPROVEMENTS

The Government has reviewed the Partial Tenant Improvement Pricing Proposal dated October 24, 2016 and approves the initial Tenant Improvement price of **\$1,667,473.81** as noted per attached Exhibit LA1-01. A subsequent lease amendment will obligate the remaining Tenant Improvements and the BSAC (Security Costs) associated with this Lease. Of the current partial Notice to proceed, the Lessor shall amortize the amount of **\$308,052.00** into the rent at the rate of 7.5% percent over fifteen (15) years. The remaining amount of **\$1,359,421.81** will be paid via a one-time lump sum payment by the Government upon completion, inspection, and acceptance of the tenant improvements by the Government and receipt of an invoice from the Lessor. Such lump sum said amount will be noted in the subsequent Full Notice to Proceed lease amendment.

7.08 LUMP SUM PAYMENT PROCEDURE

A properly executed original invoice, in the amount of **\$1,359,421.81** shall be forwarded to the GSA Finance office electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp> and a copy will be provided to the GSA Lease Contracting Officer. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If you are unable to process the invoice electronically you may mail the original invoice to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice must be provided to the Lease Contracting Officer at the following address:

General Services Administration
Attn: Michael J. O'Brien
Lease Contracting Officer
GSA Public Buildings Service, Leasing Division
400 15th Street SW (10PR)
Auburn, WA 98001-6599


For an Invoice to be considered proper, it must:

1. Be received after the execution of the Lease Amendment and included in the final Invoice
2. Reference the Pegasys Document Number (PDN) **PS0036677**
3. Include a unique, vendor supplied, invoice number.
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address. Payee's name and address must EXACTLY match the Lessor's name and address listed above.

INITIALS:


LESSOR

&


GOVT