

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-05P-LIL18792
LEASE AMENDMENT	
ADDRESS OF PREMISES 402 West Main Street, Benton IL 62812-1316	PDN Number: PS0029951

THIS AMENDMENT is made and entered into between **PHT Inc.**,

whose address is: 3201 Foxberry Circle
Carbondale, IL 62901-5235

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

WHEREAS, the parties hereto desire to amend the above Lease. Lease Amendment No. 4 is issued to pay a one (1) time lump sum payment to the Lessor for additional work requested by the Government (change orders) as described below and to revise paragraph 7.17, part B, due to the removal of [REDACTED].

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 **December 29, 2014**, as follows:

Paragraph 7.17, Part B, is deleted in its entirety and replaced with the following:

B. Lessor has agreed to allow the Government tenant to install, operate and maintain their own security equipment in the [REDACTED], on [REDACTED] at no additional charge. This includes tenant owned entry control devices as well as existing [REDACTED] found in the [REDACTED]. Notwithstanding the above, it shall be noted that the public restrooms on the 2nd floor are no longer tied into the [REDACTED] security system. The public restrooms are stand alone (building shell/common area) and operated via a [REDACTED] (restrooms are keyed separately from tenant suites). The Lessor has installed the [REDACTED] at the request of the Government to be

This Lease Amendment contains 5 pages (includes a 3 page exhibit for change order no. 2)

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: [REDACTED] JKAR
 Title: [REDACTED]
 Entity Name: **PHT Inc.**,
 Date: Jan 6, 2015

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: for S [REDACTED]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 01-13-2015

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: PRATIMA THAKRIVE
 Title: VP
 Date: 1/6/2015

paid for via Reimbursable Work Authorization (RWA) lump sum reimbursement, and shall provide a copy of the override key to the tenants.

END OF PARAGRAPH

Paragraph 7.20 is hereby added to Lease No. GS-05P-LIL18792:

"7.20 LUMP SUM PAYMENT FOR CHANGE ORDER(S) ASSOCIATED WITH THE INITIAL TENANT IMPROVEMENT ALTERATIONS UNDER THIS LEASE

- A. The Government shall pay a one (1) time lump sum payment which will be paid to the Lessor from an RWA provided by the tenant in the amount of [REDACTED] for the completion of the following change orders: Change Order 1 [REDACTED] change order for moving wall 1 foot) & 2: Purchase materials, demolition work, labor, installation of [REDACTED] and related work as described in the exhibit attached titled "change order no. 2".
- B. Upon successful completion and acceptance by the Government the Lessor must submit a certified invoice to the following:

Invoice for payment shall be submitted electronically to the Finance website at www.finance.gsa.gov or mailed to:

General Services Administration
 Greater Southwest Finance Center (7BCP)
 P.O. Box 17181
 Fort Worth, TX 76102-0181

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

General Services Administration
 Attn: Stephanie Carlson
 230 S. Dearborn St., Suite 3300
 Chicago, IL 60604

A proper invoice must include the following in order for GSA Finance to provide payment:

- Invoice date
- Unique invoice #
- Name and address of the Lessor as shown on the Lease and as shown in Lessor's SAM account at the web address: www.sam.gov
- Lease contract number, building address; and a description, price, and quantity of the items delivered
- GSA PS/PDN#: **PS0029951** at the top of the invoice

The invoice must be submitted on company letterhead."

END OF PARAGRAPH

INITIALS: HT & CB
 LESSOR GOVT