

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-05B-18732
<b>LEASE AMENDMENT</b> ADDRESS OF PREMISES: Landmark Center 1099 North Meridian Street Indianapolis, IN 46204-2942	PDN Number: PS0029395

**THIS AGREEMENT**, made and entered into this date by and between **Ambrose Landmark, LLC**

whose address is: 55 Monument Circle, Suite 450  
Indianapolis, IN 46204

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 issue the Notice to Proceed to furnish and install Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 14, 2014, as follows:

1. This Lease Amendment is your Notice to Proceed ("NTP") with Change Order #1, attached as Exhibit A, in the amount of \$43,844.40 for signage. The total tenant improvement cost of \$1,461,536.29 is revised to \$1,505,380.69, and Building Specific Amortized Capital (BSAC) in the amount of \$196,488.25, for a revised total of \$1,701,868.94.

Of the \$1,505,380.69 Tenant improvement costs, only \$763,058.00 are amortized into the rent for ten (10) years at the rate of 7.0% as described in the Lease. The remaining \$742,322.69 shall be paid to Lessor upon completion as described herein.

The BSAC costs of \$196,488.25 shall be paid to Lessor upon completion as described herein.


2. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$938,810.94 (TI payment of \$742,322.69, and BSAC payment of \$196,488.25), upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Lease Contracting Officer.

This Lease Amendment contains 3 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: AMBRUCE LANDMARK  
 Title: OWNER  
 Entity Name: AMBRUCE LANDMARK  
 Date: JULY 17, 2014

FOR THE GOVERNMENT:

Signature:   
 Name: CHRISTINE W. REYNOLDS  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: JULY 29, 2014

WITNESSED FOR THE LESSOR BY:

Signature:   
 Name: DR. [REDACTED]  
 Title: Vice President  
 Date: JULY 17, 2014

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Lease Contracting Officer) electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

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

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

General Services Administration  
Attn: GSA LEASE CONTRACTING OFFICER – CHRISTINE REYNOLDS  
327 S CHURCH ST  
ROCKFORD IL 61101-1316

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0028395

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

3. All other terms and conditions of the lease shall remain in force and effect.

INITIALS: RC & CR  
LESSOR GOVT