## GENERAL SERVICES MINISTRATION PUBLIC BUILDIN SERVICE LEASE AMENDMENT TO LEASE NO. GS-04B-59148 ADDRESS OF PREMISES 101 Tech Drive, Middlesboro, KY 40965 PDN Number: PS0028243

THIS AMENDMENT is made and entered into between Hoover Companies #3, LLC

whose address is:

13775 N. Nebraska Avenue, Tampa, FL 33613-3320

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

WHEREAS, the parties hereto desire to amend the above Lease contract.

**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:

This Lease Amendment (LA) serves as the Lessor's Notice to Proceed with change orders to the Tenant Improvements (TI).

(1) The Government hereby accepts the Lessor's proposals to provide, install and maintain the following improvements in accordance with the Lessor's proposals to include all necessary labor and materials attached and hereby incorporated into the lease as Exhibit A (61 pages).

The following reflects final costs for this project including change orders:

Cost of Tenant Improvements per LA No. 2: \$1,089,844.22
Change Orders (see below description) \$25,961.35
Revised Cost of Tenant Improvements: \$1,115,805.57
Tenant Improvements Amortized in Rent: \$678,326.75
Lump Sum Payment to Lessor: \$437,478.82

**Note:** Upon final acceptance and approval by the Government of the work, the lump sum payment in the amount of \$437,478.82 will be made to the Lessor for the foregoing within (30) days of Government receipt of the Lessor's itemized invoice. The invoice must contain the Lessor's name and mailing address as identified on page 1 of this lease amendment and must include the PDN identifier # PS0028243 for process of payment. The invoice should be submitted electronically to (<a href="www.finance.gsa.gov">www.finance.gsa.gov</a>) and courtesy copy sent to the address below.

Continued on Page 2

This IN W	es. ubscribed their names	as of the be	low date.	_
FOR Signa Name Title: Entity Name: Date:	Horay Congam #3 LC	FOR THE OSIgnature: Name: Title: GSA: Date:	Lease Contracting Officer Public Buildings Service  O6/195014	
WITNESSED	FC			
Signature: Name: Title: Date:	6/17/2014			

## Invoice Address:

U.S. General Services Administration Attention: PBS Payments Branch (BCFA) P.O. Box 17181 Fort Worth, TX 76102

## Invoice Address:

U.S. General Services Administration c/o Shontise C. Mangham, Lease Contracting Officer 77 Forsyth St, SW, Suite G-40 Atlanta, GA 30303 - 3458

(2) The following Change Orders are authorized by the Government:

ange Orders		
1. The wall for the guard desk is from the floor to the ceiling. The DIDs call		
for the desk to be 42 inches tall with a shelf at 30".  2. The small storage room needs 3 windows like those in the manager's		
office.		
3. On the DIDs, the wall where the TV is shown needs to be centered and		
reinforced so that the TV can be mounted. The DID calls for an electrical		
outlet and cable receptacle at 84" off the finished floor. The wall in the IVT room adjacent to the manager's office also needs to reinforced for a TV to be		
centered on it and provide an electrical outlet and cable receptacle.		
4. The water fountain was shown on the DIDs between the two restrooms		
but it seems that it is going to be placed in the alcove between the men's		
restroom and the closet. Is that correct and if it has to be there, could we		
bring the restroom wall out even with the adjacent room so the water fountain is so far back.		
5. One more issue, there are two "pocket walls" in the IVT room for the		
partition wall, there should only be one pocket wall adjacent to the exterior		
wall of the building. Two of those take up too much space. Please have this corrected.		
We would like to request that you put a duplex outlet on each wall in the two		
storage rooms as well as three 1' x 5' windows in the storage room by the		
ADP room. That room was also changed to carpet tile instead of vinyl.		
CO#1 - copier relocated from IVT room to the hallway behind the IVT room		
CO#2 - code change for exterior door (concrete sidewalk)		
CO#11 - relocation of HVAC thermostats		
CO#1 - make a storage area with locking door		
CO#2 - make a storage area with locking door		
CO#3 - guard station		
CO#4 - remove one set of inset wall, add back the partition		
CO#5 - electrical & data		
CO#6 - IG outlet & LAN drop in shared services room		
CO#7 - electrical, quad outlet or 2 duplex outlets & a box for analog line at 42"		
CO#8 - drywall, add 3 1' x 5' windows to the storage room		
, CO#9 - data, add IG/LAN outlet on wall		
CO#10 - kiosk electrical changes		
CO#12 - additional data & power in LAN Room – should be Room 121		
CO#13 - code change for exterior door (concrete sidewalk)		
Total Change Orders	\$2,754.88	\$23,206.4
	,	1

Upon the Lessor's completion of said work and the Government's inspection and acceptance of the same, the Government hereby agrees to reimburse the Lessor, via lump-sum payment, \$437,478.82. Payment to the Lessor shall not exceed said amount.

It is agreed that the Lessor waives any and all rights of restoration against the Government at the expiration of the lease term.

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

**END OF DOCUMENT** 

IITIALS:

8

GOVIT