

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 01
	TO LEASE NO. GS-03P-LMD12110
<b>ADDRESS OF PREMISE</b> Broken Land Business Center 9691 Gerwig Lane, Unit 2B Columbia, MD 21046-1568	PDN Number:

THIS AMENDMENT is made and entered into between

**Robin L. Trenner Trust**

whose address is: **9474 Lovat Road  
Fulton, MA 20759-9637**

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 incorporate and establish the required improvements to the facility associated with the lease award.

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 **January 1, 2014**, as follows:

- A. The Lessor shall furnish all labor, materials, tools, equipment, services, and associated work to provide, install, complete, and maintain all work as specified in this Lease Amendment.
- B. This Lease Amendment consists of the following documents hereto attached and incorporated into the Lease Contract:
  1. Lease Amendment Form 07/12
  2. Exhibit A: General Conditions for Lease Alterations
  3. Lessor provided floor plan identifying scope of work to be completed.

This Lease Amendment contains 5 pages.

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

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: \_\_\_\_\_  
 Name: Scott Trenner  
 Title: Trustee  
 Entity Name: Robin L. Trenner Trust  
 Date: 12-13-13

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
 Name: Dominic A. Innaurato  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service, Real Estate Acquisition Division  
 Date: DEC 18 2013

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: RICHARD E FIELD  
 Title: Private Audit CLUB  
 Date: 12/13/13



The following clause, General Conditions for Lease alterations, is hereby added to this Lease:

**Exhibit A: General Conditions for Lease Alterations**

**1. CONDITIONS AFFECTING THE WORK.**

It is the responsibility of the Lessor to inspect the site, determine the quantity of work involved, compare the specifications with the work to be done, and informed as to all conditions, including other work, if any, being performed, Failure to do so will in no way relieve the Lessor from the necessity of furnishing any materials or performing any work that may be required to carry out the agreement in accordance with the true intent and meaning of the specifications without additional cost to the Government.

**2. SPECIFICATIONS.**

In any case of discrepancy in the specifications, the matter shall be immediately submitted to the Contracting Officer, without whose decision said discrepancy shall not be adjusted by the Lessor, save only at his own risk and expense.

**3. TERMINATION FOR THE CONVENIENCE OF THE GOVERNMENT.**

(a) The Contracting Officer, by written notice, may terminate this agreement, in whole or in part, when it is in the interest of the Government. If this agreement is terminated, the Lessor shall be compensated in accordance with the provisions of 48 CFR 49 in effect on this agreement's date.

(b) If this agreement exceeds \$100,000, the clause in 48 CFR 52.249-2 in effect on the date of this agreement shall apply in lieu of the provisions set forth in (a), above, such clause being hereby incorporated by reference as fully as if set forth at length herein.

(c) The Termination for the Convenience of the Government applies solely to the alterations memorialized within this Lease Amendment, and as such is expressly inapplicable to the rent, the premises, or the lease term.

**4. LAWS AND ORDINANCES.**

The Lessor shall comply with all laws, ordinances, and regulations (Federal, State, County, City, or otherwise).

**5. SCHEDULING AGREEMENT WORK.**

The Lessor shall make necessary arrangements with the Contracting Officer or his representative to perform the work and shall arrange and schedule his work so that the minimum amount of interference with Government activities will result. All work shall be done during normal business hours.

**6. USE OF BUILDING.**

The Lessor shall prohibit his employees from disturbing papers on desks, opening desk drawers or cabinets, or using telephone or office equipment provided for official Government use. The Lessor shall require his employees to comply with instructions pertaining to conduct and building regulations issued by duly appointed officials, such as the Building Manager, guards, inspectors, etc.

**7. ACCIDENT PREVENTION.**

The Lessor shall use physical means to restrict access or direct flow of pedestrians or vehicles around work areas. Barricades, ropes, signs, lights, etc., are to be used in accordance with accepted safety practices.

**8. FIRE HAZARDS.**

The Lessor shall take every precaution to prevent fires during the performance of this agreement. The Lessor shall furnish a covered metal receptacle to be kept on the exterior of the building to place therein all combustible material, such as oily rags, waste, etc., used in the performance of the work. Paint product containers are to be kept sealed at all times except when in use.

INITIALS:

  
LESSOR

&

  
GOVT

