

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-01P-LME04824
ADDRESS OF PREMISES: 68 BANGOR STREET, HOULTON, MAINE 04730-1641	PDN Number:

THIS AMENDMENT is made and entered into between **BROWN DEVELOPMENTS, LLC**

whose address is: **93 MILITARY STREET
HOULTON, ME 04730-2421**

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

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

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 as follows:

- A. TO CHANGE THE LEASE NUMBER FROM "LME04824" TO "GS-01P-LME04824".
- B. THIS LEASE AMENDMENT (LA) FORMALLY ISSUES THE NOTICE TO PROCEED (NTP) FOR THE ALTERATIONS TO THE OFFICE AND RELATED SPACE FOR THE [REDACTED] ON THE PREMISES OF 68 BANGOR STREET, HOULTON, ME UNDER LEASE CONTRACT GS-01P-LME04824 AND RWA NO. N1215205.

THE TOTAL TENANT IMPROVEMENT COST IS \$325,598.83. THE COST BREAKDOWN IS AS FOLLOWS:

TOTAL SUBCONTRACTOR BIDS	\$281,551.26
ARCHITECTURAL AND ENGINEERING FEES	\$29,970.00
GENERAL CONTRACTOR FEES (LESSOR FEES)	\$14,077.57
TOTAL COSTS	\$325,598.83

- C. THE COST OF TENANT IMPROVEMENTS IS \$87,626.27 AND SHALL BE AMORTIZED AS STATED IN THE LEASE. THE REMAINING BALANCE OF THE \$237,972.56 PORTION OF THE TOTAL TENANT IMPROVEMENT COST SHALL BE PAID IN LUMP SUM. PAYMENT SHALL BE MADE UPON RECEIPT OF AN ORIGINAL INVOICE, AS STATED

This Lease Amendment contains 42 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: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Entity Name: Brown Developments LLC
 Date: 9-9-13

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: SEPT. 17, 2013

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Bookkeeper
 Date: 9-9-13

BELOW, AFTER COMPLETION, INSPECTION AND ACCEPTANCE OF THE SPACE BY THE LEASE CONTRACTING OFFICER.

- D. THE LESSOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SERVICES, AND ASSOCIATED WORK TO PERFORM THE TENANT IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE LEASE AND THE GOVERNMENT APPROVED CONSTRUCTION DRAWINGS CREATED BY B.R. SMITH ASSOCIATES, INC., DATED 7/3/2013, AND TITLED "FS1", "D1.01", "A1.01", "A1.02", "A1.03", "A1.04", "A6.01", "E1.01", "E1.02", "E6.01", "SEC1.01" AND "M101", ATTACHED HERETO AS ATTACHMENT 1, AND INCORPORATED HEREIN BY REFERENCE.
- E. THIS LEASE AMENDMENT INCLUDES THE FOLLOWING DOCUMENT ATTACHED HERETO AS ATTACHMENT 2 AND INCORPORATED INTO THE LEASE CONTRACT:
 - 1. TENANT IMPROVEMENT COST SUMMARY (TICS) TABLE PROVIDED BY BROWN DEVELOPMENTS, LLC AND DATED JULY 24, 2013.
- F. THE LESSOR SHALL COMPLETE ALL TENANT IMPROVEMENTS REQUIRED AND AS STATED IN SECTION D, ABOVE AND AS REQUIRED IN THIS LEASE NO LATER THAN 40 WORKING DAYS FOLLOWING THE EXECUTION OF THIS LEASE AMENDMENT (LA).
- G. UPON FINAL EXECUTION OF THIS LA, THE LESSOR SHALL DEVELOP A CONSTRUCTION SCHEDULE AND SUBMIT IT TO THE LEASE CONTRACTING OFFICER (LCO). THE CONSTRUCTION SCHEDULE SHALL BE REVIEWED AND APPROVED BY THE GOVERNMENT. PROGRESS MEETINGS WILL BE HELD, AS DETERMINED BY THE LCO.
- H. TEN (10) WORKING DAYS PRIOR TO LESSOR'S DETERMINATION THAT THE SPACE IS SUBSTANTIALLY COMPLETE, LESSOR SHALL NOTIFY GEORGE WELCH, GSA LEASE CONTRACTING OFFICER AT GEORGE.WELCH@GSA.GOV OR JENKIN CAGWIN AT 617-565-6268 TO ARRANGE FOR AN INSPECTION. SAID INSPECTION AND ACCEPTANCE OF THE SCOPE OF WORK BY THE GOVERNMENT SHALL OCCUR WITHIN SEVEN (7) CALENDAR DAYS OF LESSOR NOTIFICATION.
- I. AFTER INSPECTION AND ACCEPTANCE OF TENANT IMPROVEMENTS, LESSOR SHALL SUBMIT A PROPERLY EXECUTED INVOICE, AS DESCRIBED BELOW, DIRECTLY TO THE GSA FINANCE OFFICE AT :

GENERAL SERVICES ADMINISTRATION
FTS AND PBS PAYMENT DIVISION (7BCP)
P.O. BOX 17181
FORT WORTH, TX 76102-0181

OR ELECTRONICALLY AT THE FOLLOWING WEBSITE:

FINANCE.GSA.GOV

A COPY OF THE INVOICE SHALL ALSO BE PROVIDED TO THE LEASE CONTRACTING OFFICER AT THE FOLLOWING ADDRESS:

GENERAL SERVICES ADMINISTRATION
ATTN: GEORGE WELCH
10 CAUSEWAY STREET, ROOM 1010
BOSTON, MA 02222

A PROPER INVOICE MUST INCLUDE THE FOLLOWING:

- INVOICE DATE
- NAME OF THE LESSOR AS SHOWN ON THE LEASE
- LEASE CONTRACT NUMBER, BUILDING ADDRESS, AND A DESCRIPTION, PRICE, AND THE QUANTITY OF THE ITEMS DELIVERED.
- GSA PDN # PS0027377

INITIALS: Jwb & gm
LESSOR GOVT
9.17.13