

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-05B-17904
ADDRESS OF PREMISES 7385 Triangle Drive, Sterling Heights, MI 48314-2318	PDN Number: <div style="text-align: center; font-size: 1.2em;">0025606</div>

THIS AGREEMENT, made and entered into this date by and between **LG2 Development, LLC**.

whose address is: 3200 Carbon Place, Suite S211
Boulder, CO 80301-6132

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

WHEREAS, the parties hereto desire to amend the above Lease dated June 30, 2011.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

The purpose of this Lease Amendment (LA) two (2) is to accept the addition of the security system work and reflect the finalized construction costs for Tenant Improvements (TI).

A. The Government hereby approves the additional work for the installation of the security system in the total amount of **\$20,467.24**. This change is applied to the TI Budget increasing it from **\$439,780.63** (pursuant to NTP dated September 11, 2012) to **\$460,247.87**.


Paragraph 27 is added to the lease as follows:

27. The tenant improvement costs for the project including the above noted change totaled **\$460,247.87**. In accordance with Paragraph 3.2 of the SFO, the Lessor agrees to provide up to **\$342,663.16** toward the cost of the Tenant Improvements. The tenant build out cost of **\$342,663.16** (based on **\$41.24** per ABOA) is amortized for a period of one hundred and twenty (120) months at 6.675%. Therefore, the amortized tenant build out costs are **\$47,057.27** per annum or **\$5.29** per RSF. The remaining



This Lease Amendment contains 2 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: Matthew Lawrence, Manager
 Title: Manager
 Entity Name: LG2 Development LLC
 Date: January 4, 2013

FOR THE


 Signature: 
 Name: ALLEN H. BROOKS
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 1-28-13

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Heather Lawrence
 Title: Witness
 Date: January 4, 2013



amount of **\$117,584.71** shall be paid via lump sum upon completion, inspection, and acceptance of the space by the GSA Contracting Officer or Contracting Officer's designee, and receipt of an original invoice.

Invoice for payment shall be submitted directly to: GSA Greater Southwest Finance Center electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoice electronically, may mail the original invoice 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:

Allan Broholm
U.S. General Services Administration
230 S. Dearborn Street, Suite 3300
Chicago, IL 60604

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 PS#: PS *0025606*

The invoice must be submitted on company letterhead.

The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS: *K* & *AB*
LESSOR GOVT