

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u> 3 </u>
	TO LEASE NO. GS-05P-LMN18058
ADDRESS OF PREMISES 330 South 2 nd Avenue Minneapolis, MN 55401-0221	PDN Number: PS0029731

THIS AMENDMENT is made and entered into between GPT Properties Trust

whose address is: Two Newton Place
255 Washington Street, Suite 300
Newton, MA 02458-1634

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 SEPTEMBER 25, 2014 as follows:

This Lease Amendment (LA) No. 3 will serve to document, approve, and reimburse the Lessor a lump sum payment for the approved changeorder for the [REDACTED] to install [REDACTED] electric screen, projector and wiring in the [REDACTED] Large Conference Room on the 4th floor of said building. The lessor's bid from Greiner dated September 4, 2014 amounted to [REDACTED] inclusive of lessor fees. These costs were found to be fair and reasonable. The costs will be paid via a lump sum payment from a Reimbursable Work Authorization (RWA) provided by SBA once the alterations have been completed, inspection is made by GSA, and a certified invoice is provided by the Lessor to GSA Finance.

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 [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: President and Chief Operating Officer
Entity Name: GPT Properties Trust
Date: Dec 17, 2014

FOR THE GOVERNMENT [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 1-12-15

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: Executive Assistant
Date: Dec. 17, 2014

The changeorder amounted to [REDACTED] inclusive of lessor fees and any hardware required for the installation of the ceiling mounted projector and electric screen provided by [REDACTED]. The changeorder was found to be "fair and reasonable". The installation will be coordinated by GSA along with [REDACTED] and the local Building Management Office and the lessor's vendor based on [REDACTED]'s schedule for the conference room. The Lessor will minimize noise and disruption to [REDACTED] and their adjacent tenant, [REDACTED], as much as possible to complete the installation. Core drilling will be coordinated with [REDACTED] and the 3rd floor tenant.


The Government shall pay the tenant improvement cost of [REDACTED] for the resolution of this changeorder associated with the installation of the projection screen, projector and wiring for the operation of the equipment within the conference room. After inspection by the Government and approval from the Contracting Officer, the Lessor must submit its invoice directly to: GSA, Greater Southwest Finance Center (7BCP), P. O. Box 17181, Fort Worth, Texas 76102 or to the GSA Finance website at: WWW.FINANCE.GSA.GOV. The invoice must include the following PDN number PS # 0029731 at the top of your invoice. The Lessor will provide a certified invoice to GSA Finance for his one-time lump sum payment and provide a copy to the Lease Contracting Officer. The lessor will be paid via electronic payment into their account based on lessor's financial information in the SAM database.

All other terms and conditions remain the same.

INITIALS:


LESSOR

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GOVT