

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-05P-LMN19002
<b>ADDRESS OF PREMISES</b> GERMAIN PLAZA 1010 WEST GERMAIN STREET, SUITE 300 ST. CLOUD, MN 55306-4131	PDN Number: PS0029229 DUNS #: 832491570

**THIS AMENDMENT** is made and entered into between

THE DAVID T. BISHOP TRUST, THE BEATRICE H. BISHOP TRUST AND OLYMPIK VILLAGE PARTNERS LLLP

whose address is: C/O BISHOP MANAGEMENT COMPANY  
922 N. BROADWAY, Rochester MN 55906-6816

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 the Government's June 19, 2014 Notice to Proceed (NTP) with construction of the physical security improvements described in the attached "Physical Security System Scope of Work."

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 **June 19, 2014** as follows:


**A.** Lessor shall furnish, install, and maintain all labor, materials, tools, equipment, services, and associated work to perform the necessary security improvements as outlined in this Lease Amendment (LA). This LA consists of the following documents hereto attached and incorporated into the lease contract:


1. This GSA Lease Amendment form (Pages 1-2)
2. Notice to Proceed Letter, dated June 19, 2014 (Page 3)
3. Physical Security System Scope of Work (Pages 4-14)
4. Lessor's Final Proposal dated June 18, 2014 (Pages 15-16)


**B.** The total cost to the Government for the security improvements is **\$13,565.20** and shall be paid via a one-time lump sum payment to the Lessor upon the Government's inspection, acceptance, and approval of said improvements.

This Lease Amendment contains 16 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: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: \_\_\_\_\_  
Date: 6/25/14

**FOR THE GOVERNMENT:**   
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 7/21/14

**WITNESSED FOR THE LESSOR BY:**   
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 6/25/14

C. Miscellaneous – All Security Requirements of the Internal Revenue Service shall be adhered to during the length of the renovations.

D. The Lessor shall complete all improvements required by this Lease Amendment in accordance with the timeframe for construction established via Lease paragraph 4.01 (H).

E. Upon completion of the work, the Lessor shall notify the Lease Contracting Officer (LCO) to arrange for an inspection. After inspection and acceptance of such work by the Government, **an advance copy of an invoice in the amount of \$13,565.20 must be sent to the LCO for review and approval. Upon approval by the LCO**, the Lessor may then submit the invoice to the GSA Finance Office at <http://www.finance.gsa.gov>, or to the following address:

GSA, Greater Southwest Region (7BCP)  
P.O. Box 17181  
Fort Worth, Texas 76102-0181

For an invoice to be considered proper, it must:

- 1) be received after the execution of this Lease Amendment,
- 2) reference the Pegasys Document Number (PDN) specified on this form (PS0029229),
- 3) include a unique, vendor-supplied, invoice number,
- 4) indicate the exact payment amount requested, and
- 5) specify the payee's name and address. The payee's name and address must EXACTLY match the Lessor's name and address listed above.

Payment in the amount of **\$13,565.20** will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

F. It is understood and agreed that the Government retains title to all removable property covered by this agreement and may remove the same if so desired. In the event such are not removed by the Government at the end of the lease term or any extension or renewal thereof, title shall vest with the Lessor and all rights of restoration shall be waived.

INITIALS:

LB  
LESSOR

&

PK  
GOV'T