

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-06P-01044
ADDRESS OF PREMISES: Newstead Facility 645 S. Newstead St. Louis, MO 63110-1116	PDN Number: PS0025536

THIS AMENDMENT is made and entered into between **Diversified Development & Construction, L.L.C.**

whose address is: 75 West Meath Ring
St. Charles, MO 63304-0595

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 as follows:

The purpose of this Lease Amendment is to approve the final change order in accordance with the Changes clause 34 of the General Clauses in the Lease and to provide Operating Cost adjustment for additional services.

1. Change Order #15 is hereby approved for the Charter Communications request. This change order shall be maintained by the Lessor during the term of this Lease and are to remain the property of the Lessor. Lessor waives restoration of the premises for these changes. The total cost for the above work is [REDACTED] All changes performed shall not exceed this amount.

Upon completion, inspection and acceptance of the work, the Government shall reimburse the Lessor in a lump-sum payment in the amount of [REDACTED] upon receipt of an original invoice after completion, inspection and acceptance of the work by the Contracting Officer.

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: [REDACTED]
 Name: [REDACTED]
 Title: Managing Member
 Entity Name: Diversified Development & Construction, L.L.C.
 Date: 10/20/14

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Valerie H. Waldmeier
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Real Estate Acquisition Division
 Date: 11/10/2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Date: 10/20/2014

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- GSA PDN #PS0025536 noted at top of invoice
- Name of the Lessor as shown on the Lease
- Lease contract number (GS-06P-01044) and building address
- Description, price, and quantity of the items delivered
- "Remit to" address
- Name, title, phone number, and mailing address of person to be notified, in the event of a defective invoice

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

Original invoices shall be submitted to the Greater Southwest Finance Center electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, may mail the invoices 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:

General Services Administration
Real Estate Acquisition Division
Attn: Valerie Waldmeier
1500 E. Bannister Road, (PRE)
Kansas City, MO 64131-3088

2. Effective December 16, 2014, the Base Operating Costs are \$613,124.29 through August 15, 2023. Effective August 16, 2023, the Base Operating Costs are \$614,414.31 through August 15, 2033. These amounts do not include CPI escalations to date. The base year will remain as August 16, 2013.

INITIALS:  LESSOR &  GOVT