

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-07P-LNM17216
LEASE AMENDMENT	
ADDRESS OF PREMISES 909 N HIGHWAY 491 GALLUP, NM, 87301-4769	PDN Number N/A

THIS AMENDMENT is made and entered into between El Mercado Corporation doing business as Muñoz El Mercado

whose address is: 2505 E Aztec  
Gallup, NM, 87301-4788

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

WHEREAS, the parties hereto desire to a) amend the above Lease to revise Exhibit D, Agency Special Requirements, b) accept the tenant improvements as completed, c) establish the commencement date of the lease rental payments, and d) establish the termination rights.

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 upon execution by the Government as follows:

A. Exhibit D, Agency Special Requirements, Paragraphs 2 and 6 are deleted and replaced as follows:

2. Waiting and Reception

The waiting area is to be segregated from the office staff and accommodate from eight (8) to ten (10) visitors and be approximately 100 - 120 square feet. All partitions are to extend from the unfinished floor to the roof deck. Seating shall be in "bancos" in a U-shape (as marked on the floor plan). Flooring shall be slip resistant Santillo or southwest style ceramic tile, including corridor leading to second door. The store front door is to have an electric strike (Adams Rite Manufacturing or comparable) with latch pull hardware and manual release. The [redacted] shall have a rough-in (3/4" conduit) for a Government provided [redacted]. Install [redacted] on [redacted].

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:

FOR THE GOVERNMENT:

Signature: [redacted]  
Name: [redacted]  
Title: Manager  
Entity Name: Muñoz El Mercado Corp  
Date: 12.17.14

Signature: [redacted]  
Name: [redacted]  
Title: GSA, Public Buildings Service  
Date: 1-6-2015

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]  
Name: [redacted]  
Title: Admin Assst  
Date: 12.17.14

6. Conference/Interview Space

Conference room approximately 250-300 square feet. This room shall have a 7-foot galley area with sink and upper and lower wood/Formica cabinets. All cabinets are to have locks. Santillo or some other type of southwest style ceramic slip resistant tile. Building standard passage hardware. Wood chair rail. **New clothes closet required. Existing cabinetry to be lockable by key.** Room must be acoustically isolated with STC 50 assemblies.

- B. The tenant improvements have been substantially completed and the Government accepts the leased space on December 15, 2014.
- C. To Have and Hold the said Premises with its appurtenances for the term beginning December 15, 2014 through December 14, 2024.
- D. The Government may terminate this Lease, in whole or in part, at any time effective after December 14, 2019 by providing not less than 60 days prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

INITIALS:

  
LESSOR

&   
GOV'T