

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-07P-LNM17383
ADDRESS OF PREMISES 1800 MARQUESS STREET LAS CRUCES, NM 88005	PDN Number: PS0034082

THIS AMENDMENT, made and entered into this date by and between WHITFIELD PROPERTIES, INC.
whose address is: 1100 SOUTH MAIN STREET, SUITE 100
LAS CRUCES, NM 88005

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 issue the Notice to Proceed for Construction of Tenant Improvements and BSAC Improvements.

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

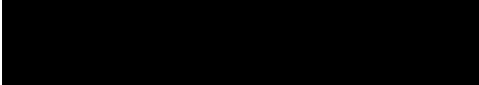
A. NOTICE TO PROCEED FOR TENANT IMPROVEMENTS

The Government has reviewed the Tenant Improvement Pricing Proposal dated January 27, 2016 and approves the Tenant Improvement price of \$1,194,033.16. Of the amount, \$980,447.49 will be amortized into the rent at the rate of 0.50% over fifteen (15) years. The remaining amount not to exceed \$213,585.67 will be paid via a one-time lump sum payment by The Government upon completion, inspection, and acceptance of the tenant improvements by the Government and receipt of an invoice from the Lessor.

This Lease Amendment contains 2pages plus exhibits.

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: Susan W. Drewry
Title: President
Entity Name: Whitfield Properties, Inc.
Date: February 19, 2016

FOR THE GOVERNMENT:

Signature: 
Name: Kristine Del Torto
Title: Lease Contracting Officer
GSA, Public Buildings Service, _____
Date: 3/21/16

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Larry Dorbandt
Title: Managing Member, Dorbandt Realty, LLC
Date: February 19, 2016

A properly executed original invoice shall be forwarded to the GSA Finance office electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp> and a copy provided to the GSA Lease Contracting Officer. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If you are unable to process the invoice electronically you may mail the original invoice to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice must be provided to the Lease Contracting Officer at the following address:

General Services Administration
Attn: Kristine Deltorto
200 NW 4th Street, Room 4050
Oklahoma City, OK 73102

For an Invoice to be considered proper, it must:

1. Be received after the execution of the Lease Amendment and included in the final Invoice
2. Reference the Pegasys Document Number (PDN) PS0034082
3. Include a unique, vendor supplied, invoice number.
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address. Payee's name and address must EXACTLY match the Lessor's name and address listed above.

B. NOTICE TO PROCEED FOR BUILDING SPECIFIC SECURITY COSTS

The Government has reviewed the Building Specific Security Pricing Proposal dated January 26, 2016, and approves the Building Specific price of \$116,116.60. The lease allots a BSAC allowance of \$270,035.71 which is more than the approved Pricing proposal. Therefore, \$116,116.60 shall be amortized into the rent at the rate of 0.50% percent over fifteen (15) years and the full service rent will be adjusted per Section 1.09 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2013) in a subsequent lease amendment.

INITIALS:

SWD
LESSOR

&

[Signature]
GOVT