

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 41
	TO LEASE NO. GS-02B-22464
LEASE AMENDMENT	
ADDRESS OF PREMISES	PDN Number: PS0027046

THIS AMENDMENT is made and entered into between Able Empire Group, L.P.

whose address is: 100 Peabody Place
Room 1400
Memphis, TN 38103

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 provide for a lump sum payment for the installation of a new supplemental air conditioning unit in the Title III area on the 7th floor.

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:

1. The Lessor shall provide all labor and materials necessary to replace the supplemental air conditioning unit to the Title III area on the 7th floor as described on the attached proposal from ComfortZone labeled Exhibit "A." The total amount of this work shall be [REDACTED] and is deemed to include, but is not limited to, overhead and profit, any applicable sales tax, expediting fees, and building department fees.
2. Upon substantial completion of the work and receipt of a proper invoice from the Lessor, the Government shall make a onetime lump sum payment in the amount of [REDACTED]. The invoice must be submitted from Able Empire Group, L.P. and all submitted documents must include PDN# PS0027046 as the reference number. The invoice must be submitted electronically on the Finance Website at www.finance.gsa.gov with a duplicate invoice to the attention of the Contracting Officer, including supporting documentation.

If you are unable to process the invoices electronically, you may mail the invoices to the following address:

GSA, Greater Southwest Finance Center (7BCP)
PO BOX 17181
Fort Worth Texas, TX 76102

3. The Lessor shall be responsible for all repair and maintenance of this unit for the remaining term of the Lease.

This Lease Amendment contains 1 page.

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: Angela T. Hirschfeld
Title: Co-President
Entity Name: Able Empire Group, Inc.
Date: August 19, 2013

FOR THE GOVERNMENT
[REDACTED]
Signature: [REDACTED]
Name: SCOTT ELLER
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/19/13

WITNESSED FOR THE LESSOR BY:
[REDACTED]
Signature: [REDACTED]
Name: ANGEL KRAMS
Title: Able Empire Group Inc.
Date: August 17, 2013