

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 1	DATE: March 27, 2017
TO LEASE NO. GS-O8P-LCO14900		

ADDRESS OF PREMISES 480 West Dahlia Street, Louisville, CO 80027-4008

THIS AGREEMENT, made and entered into this date by and between: LG2 Development LLC

whose address is: 3200 Carbon Place, Suite S211, Boulder, CO 80301-6139

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

WHEREAS, this lease amendment serves and the notice to proceed for tenant improvement construction.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective March 27, 2017

PARAGRAPH 1.11 IS HEREBY ADDED TO THE LEASE: "REIMBURSABLE ITEMS:

The Government hereby agrees to reimburse the Lessor \$513,528.40 upon completion and acceptance of the work described in the scope of work in the lease and agreed to in the final construction drawings. The Lessor shall furnish an acceptable itemized invoice for the accepted work. Payment shall be forwarded to:

L2G Development LLC
3200 Carbon Place, Suite S211
Boulder, CO 80301-6139

The Vendor receiving payment shall submit the invoice. Additionally the invoice shall include a unique invoice number and site the following PDN number **PS0037960** [invoices without this PDN number will be immediately returned to the vendor without payment]. Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the contracting officer) electronically to the finance website at www.finance.gsa.gov. Vendors who are unable to submit electronically may mail a copy of the invoice to the following address: GSA, Greater Southwest Finance Center (7PBCP), P.O. Box 17181, Fort Worth, Texas 76102."

Initials WLL & KH
Lessor Government

This notice to proceed encompasses the approved scope of work included in the lease, discussed through negotiations, and included in the final price proposal dated February 28, 2017. The total tenant improvement amount submitted to the Government is \$814,600.64. This is broken into several payment options as outlined in the lease. They are as follows: \$266,572.24 shall be amortized over ten years at the rate of 5.5% and included in the overall lease costs. In addition the tenant improvement allowance, the Building Security Amortized Capital (BSAC) shall be \$34,500.00 amortized over ten years at the rate of 5.5% and will be included in the overall lease costs. The remaining balance of \$513,528.40 shall be paid via lump sum payment and is added via paragraph 1.11 above.

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 above date.

LESSOR,

BY

IN PRESENCE OF

(Signature)

(Signature)

MANAGER

(Title)

27 MARCH 17

(Date)

3200 CARBON PLACE, SUITE 5211
BOULDER CO 80501

3.27.2017

(Date)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION

BY

(Signature)

(Date)

5/1/17

LEASE CONTRACTING OFFICER,

GSA, PUBLIC BUILDING SERVICES

(Official Title)