

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. LOH18698
ADDRESS OF PREMISES 4906 MONROE ST TOLEDO, OH 43623-3650	PDN Number:  <div style="text-align: center; font-size: 1.5em;">00 25603</div>

**THIS AGREEMENT**, made and entered into this date by and between GIAMMARCO PROPERTIES LLC

whose address is: 5252 MONROE ST  
TOLEDO, OH 43623-3140

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 pay a lump sum for Tenant Improvement overages and the installation charge for the Government's Security System.

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. The negotiated Total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings, Special Requirements, SFO Requirements, and the Construction Drawings was \$450,584.00. This amount exceeded the Tenant Improvement Allowance of \$371,187.68 by \$79,396.32. Of the Total Tenant Improvement Costs, \$371,187.68 in Tenant Improvements will be amortized into the firm ten year term per SF-2 Paragraph 3 and the remaining **\$79,396.32** shall be reimbursed lump sum.
- B. The negotiated cost to install the Government Security System is [REDACTED] which shall be reimbursed lump sum.
- C. The Government therefore agrees to reimburse the Lessor a total amount of [REDACTED] ([REDACTED] for the amount above the Tenant Improvement Allowance plus [REDACTED] for installing the Government's Security System) upon execution of Lease Amendment Number 2 signed by both parties and upon receipt of an acceptable invoice by the Government. Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). The invoice shall include a unique invoice number, be on letterhead of the lessor, include the lease number, include the billed items, and cite the following Pegasys Document Number (PDN): PS 0025603. Invoices submitted without the PDN Number will be immediately returned. If unable to process the invoice electronically, it may be submitted directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102.

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:**

Signature: [REDACTED]  
 Name: Luca R. Giammarco  
 Title: Manager  
 Entity Name: GIAMMARCO PROPERTIES LLC  
 Date: 12-21-12

**FOR THE**

Signature: [REDACTED]  
 Name: Alan Bronson  
 Title: Leasing Contracting Officer  
 Entity Name: GSA, Public Buildings Service,  
 Date: 1-28-13

**WITNESSED FOR**

Signature: [REDACTED]  
 Name: SAM ZYNDORF  
 Title: \_\_\_\_\_  
 Date: 12.21.12