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| <b>GENERAL SERVICES ADMINISTRATION</b><br><b>PUBLIC BUILDINGS SERVICE</b><br><b>LEASE AMENDMENT</b>          | <b>LEASE AMENDMENT No. 4</b>  |
| <b>ADDRESS OF PREMISES</b><br><u>6460 Busch Boulevard</u><br>6460 Busch Boulevard<br>Columbus, OH 43229-1753 | <b>TO LEASE NO. GS-05B-LOH19039</b><br><b>PDN Number: PS0035454</b> |

THIS AGREEMENT, made and entered into this date by and between **KEG 6460 Busch, LLC**, whose address is: **2700 McKinley Ave. – Suite 204 Columbus, OH 43204-3647**, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the Government provided its design intent drawings to the Lessor; and WHEREAS, the Lessor has used such intents to develop construction drawings; and WHEREAS, the Lessor has provided pricing for such tenant improvements associated with the aforementioned drawings; and WHEREAS, the parties hereto desire to amend the above Lease to provide the Notice to Proceed to construct Tenant Improvements, as further described below.

WHEREAS, Lease Amendment (LA) 1, made effective 6/13/16, was issued to provide notice to proceed (NTP) for the construction of Tenant Improvements (TIs) in the amount of \$912,133.30, of the total \$1,362,289.26; the remaining balance of TIs needed was \$450,155.96.

WHEREAS, Lease Amendment (LA) 2, made effective 7/1/2016, was issued to provide notice to proceed (NTP) for the construction of Tenant Improvements (TIs) in the amount of \$1,362,289.26; Lease Amendment 2 funded the outstanding balance of \$450,155.96 via RWA N1532315 remaining from Lease Amendment 1 NTP.

WHEREAS, Lease Amendment (LA) 3, made effective 9/1/2016, was issued to provide notice to proceed (NTP) for the construction of Tenant Improvements (TIs) in the amount of \$1,396,610.08; Lease Amendment 3 funded the change order for Category 6a ("Cat 6a") cabling which increased the cost of Tenant Improvements by \$36,321.12 increasing the outstanding balance to \$484,476.78 which is being funded via RWA N1532315.

WHEREAS, the parties hereto desire to amend the above Lease to 1) accept the space and measurements of the space; 2) establish the effective date and term of the lease; 3) establish the annual rent for the lease; and 4) establish the termination rights of the lease.

NOW THEREFORE, these parties for the good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 10/26/2016, as follows:

The Lessor is hereby authorized to Proceed with the installation of or authorization of work for the following:

- 1) Sixty-four additional Cat6a cable drops; 2) PSA Lab change for uninstall/reinstall work; 3) S/W wall epoxy; 4) Wall epoxy labor; 5) Electrical changes in lab; 6) Omega - Architectural/Mechanical changes for lab; 7) Floor epoxy; and 8) Drywall material and drywall installation (lab cover of RFP).+

This change order will increase the total cost of Tenant improvement by \$98,445.75 increasing the total cost of Tenant Improvements including overhead costs, profit, and Architectural and Engineering Fees to 1,460,765.01. Phase one of construction of Tenant Improvements is being funded through the lease and amortized over 60 months. The balance of the TI costs, \$548,601.71, will be funded through Reimbursable Work Authorization (RWA N1532315) and will not be amortized, but paid directly to the Lessor outside of the monthly rent. Please refer to Attachment No. 1 for more details in regards to the TI Cost Proposal.

This Lease Amendment contains four (4) 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: **KEG 6460 Busch, LLC**

Signature: \_\_\_\_\_  
 Name: THOMAS WERNER  
 Title: General Manager  
 Entity Name: KEG 6460 Busch, LLC  
 Date: 10/31/16

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_  
 Name: ROBERT E. JONES, JR  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: 11/1/2016

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
 Name: Brenda Werner  
 Title: Broker  
 Date: 10/31/16

Upon substantial completion and acceptance of said space, the Government shall issue a subsequent LA reconciling all Tenant Improvement Costs to include changes, if any.

With this Notice to Proceed, the Lessor hereby agrees to provide the following:

- All permits, such as, but not limited to, building, plumbing, HVAC, electrical, fire alarm, and occupancy permits for the work described in the Construction Drawings.
- All needed materials and labor for accomplishing the work described in Attachment No. 1.
- The date of substantial completion will be determined through subsequent LAs. Substantial completion shall include, but not limited, installation of systems furniture, telecommunications, and receipt or approval of the Certificate of Occupancy.

**Any changes and alterations to the scope of work/line items or delivery time under this contract must be authorized in advance, in writing, by the Contracting Officer;** otherwise, the contractor assumes all risks and consequences for performing work or changes requested by anyone not authorized to issue such order.

The Lessor hereby waives and forever relinquishes any right to make a claim against the Government for waste, damages or restoration arising from or related to the work described in Attachment # 1. At the Government's sole discretion, property remaining in leased space after termination of the lease contract will become the property of the Lessor.

#### **INSTRUCTIONS:**

**Invoice Number:** Include invoice number on invoice submitted for payment.

**Lessor's remit the following instructions to receive payment:** The Lessor's name and address must match the name and address of the Lessor on the lease document. Any discrepancies will result in the immediate return of the invoice to the Lessor.

**PDN (Doc Type PS Instructions to Lessors).** Cite **PS0035454** on the invoice for payment.

**Invoices for payment.** Invoices submitted to Finance without the PSN are immediately returned to Lessor.

**Invoicing Instructions:** Submit the invoice directly to the Greater Southwest Finance Center with a copy to the Contracting Officer. The invoice can be electronically submitted on GSA's Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). If unable to process the invoice electronically, the invoice can be mailed to the following address:

**GSA, Greater Southwest Finance Center  
(7BCP) P.O. Box 17181  
Fort Worth, Texas 76102**

INITIALS:

  
LESSOR

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GOVT