

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
LEASE AMENDMENT ADDRESS OF PREMISES Citiplex Towers 2488 East 81 st Street Tulsa, OK 74137	TO LEASE NO. GS-07P-LOK17130 PDN Number: N/A

THIS AMENDMENT is made and entered into between **ORAL ROBERTS UNIVERSITY**

whose address is: 7777 South Lewis Avenue, Tulsa, OK 74171

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:

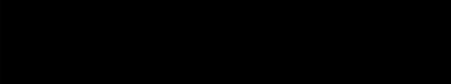
1. Provide a Notice to Proceed on the Tenant and Security Improvements to be constructed; and
2. Establish the total Tenant Improvements (TIs) and Security Improvements costs; and
3. Establish the amortization of TIs and Building Specific Amortized Capital (BSAC) allowances, rates, and term; and
4. Provide the instructions for payment of the TI and BSAC costs; and
5. All other terms and conditions of the lease shall remain in full force and effect.

NOW THEREFORE, these parties for consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective April 28, 2017, as follows:

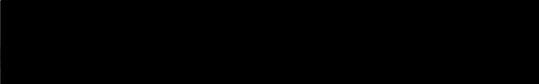
This Lease Amendment contains 3 pages including Exhibit A-LA#2 (1 page).

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

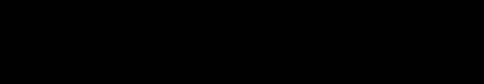
FOR THE LESSOR:

Signature: 
 Name: William M. Wilson
 Title: President
 Entity Name: Oral Roberts University
 Date: 4/27/17

FOR THE GOVERNMENT:

Signature: 
 Name: Kristina Deltoro
 Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
 Date: 5/8/17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Tim Philley
 Title: C.O.O.
 Date: 4/27/17

- 1) Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this as a Notice to Proceed on the TI and Security Improvements construction per the Construction Drawings created by Miles & Associates, dated January 6, 2017, consisting of 408 pages, at 2488 East 81st Street, Tulsa, Oklahoma 74137, and per the Lease requirements.

The cost of the TI and Security Improvements pricing is described in the attached Exhibit "A" (TICS Summary) consisting of one (1) page which prices the total scope of work including Security Improvements for the Leased space. The anticipated date of completion and acceptance by the Government is 120 working days beginning on April 18, 2017. The anticipated completion date is October 6, 2017.

This Lease Amendment (LA) does not release the Lessor for liability for accuracy of the Construction Drawings when compared to the GSA approved Design Intent Drawings dated September 26, 2016.

Any changes to the CDs or lease requirements which result in any financial, conditional, and/or term change to the Lease, of any type, must be approved in writing and in advance of any resulting work performed, by the GSA Contracting Officer.

- 2) The Government and the Lessor agree that the total cost of the TIs and Security Improvements paid for by the Government is \$2,328,917.70. The total cost consists of \$2,308,182.70 for TIs and \$20,735.00 for Security Improvements. The total costs of the improvements includes all fees including but not limited to the Architect/Engineering and Lessor's Project Management Fees, general and administrative costs, profit, overhead, and any and all other fees associated with the completion of the construction of the improvements by the anticipated date of completion noted above in paragraph 1.
- 3) The Government and the Lessor have agreed in the Lease Agreement that the Tenant Improvement Allowance (TIA) is \$3,072,841.25 and the BSAC Allowance is \$2,363,760.00. The Government retains the right to buy-down a portion of the TI and/or BSAC Allowance(s).

The total TI costs, in the amount of \$2,308,182.70, shall be amortized over the first ten (10) year firm term of the lease agreement at an interest rate of 6.99% paid monthly in arrears as part of the rental payment upon the completion and acceptance by the Government.

The total BSAC costs, in the amount of \$20,735.00, shall be amortized over the first ten (10) year firm term of the lease agreement at an interest rate of 6.99% paid monthly in arrears as part of the rental payment upon the completion and acceptance by the Government.

- 4) The Government shall pay for the total TI and Security cost of \$2,328,917.70 by amortizing the TIA amount of \$2,308,182.70 and amortizing the BSAC amount of \$20,735.00 in the rent.
- 5) All other terms and conditions of this Lease shall remain in full force and effect.

INITIALS: BW & [Signature]
LESSOR & GOVT