General Services Administration Public Buildings Service

Lease Amendment

Address of Premise⁻
11145 South 82nd East Place, Unit J
Bixby, OK 74008-2451

Lease Amendment No: 1

To Lease No. GS-07P-LOK17284

PDN Number:

THIS AMENDMENT is made and entered into between Bixby Marketplace, LLC

whose address is

IN MANTALESS MAN

5712 Colleyville Blvd., Ste 200, Colleyville, TX 76034-6068

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

WHEREAS, the parties hereto desire to amend the above Lease

- 1) Establish correct lease number,
- 2) Establish the Commencement Date of the lease rental payments and;
- 3) Provide the annual rental amounts and;

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 March 4, 2014 as follows.

- 1) The correct lease number is: GS-07P-LOK17284
- 2) Page 1, LEASE TERM is hereby deleted in its entirety and replaced with the following:

"To Have and To Hold the said Premises with its appurtenances for the term beginning upon May 1, 2014, and continuing for a period of

Seven (7) Years, Three (3 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth."

This Lease Amendment contains two (2) pages.

All other terms and conditions of the lease shall remain in force and effect.

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FOR THE LE	SS		FOR THE	GO		
Signature			Signature:	Parallel		
Name:	C		Name:	Je		
Title	N		Title.	Le	g Officer	
Entity Name.	Bixby Marketplace, LLC			GSA, Public	Buildings Service	
Date:	3/4/14		Date:	3/5/20	114	
#1	***************************************			S	MANAGEMENT COMPANY OF THE COMPANY OF	

Signature:
Name:
Title:
Date

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3) Lease Paragraph 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012) is hereby deleted in its entirety and replaced with the following:

*1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	Years 1-3	Years 1-3	Years 4-7	Years 4-7
***	Annual Rent	RSF rate	Annual Rent	RSF rate
Shell Rent ¹	\$ 8,500.00	\$ 8.50	\$ 9,000.00	\$ 9.00
Operating Costs ³	\$ 1,500.00	\$ 1.50	\$ 2,000.00	\$ 2.00
Total Annual Rent	\$ 10,000.00	\$ 10.00	\$ 11,000.00	\$ 11.00

Shell rent calculation:

(Firm Term) \$8.50 per RSF multiplied by 1,000 RSF (Non Firm Term) \$9.00 per RSF multiplied by 1,000 RSF

2 Operating Costs:

(Firm Term) \$1.50 per RSF multiplied by 1,000 RSF (Non Firm Term) \$2.00 per RSF multiplied by 1,000 RSF

- If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.
- Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.
- Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:
 - a) The leasehold interest in the Property described in the paragraph entitled "The Premises."
 - b) Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.
 - c) All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;

INITIALS:

LESSOR

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Lease Amendment Form 12/12