

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-07P-LOK17438
ADDRESS OF PREMISES Eastgate Metroplex 14002 E. 21 st Street Tulsa, OK 74134	PDN Number: PS0036730

THIS AMENDMENT is made and entered into between EG Ventures, LLC

whose address is: 14002 East 21st Street, Suite 1140, Tulsa, OK 74134

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) To provide a Notice to Proceed with the agency requested changed orders (detailed below); and
- 2) To approve the costs of the change orders which exceed the Tenant Improvement Allowance; and
- 3) Adjust the Hours of Operation in the Lease; and
- 4) 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 upon execution by both parties, as follows:

1. This Lease Amendment is your Notice to Proceed to with the following agency requested change orders:

Change Order No. 1: Remove all card readers, delete some electrical outlets and move copier / printer outlets, add three analog lines (HOD office, Multipurpose room and Mailroom), add emergency lighting in all rooms that do not have natural light, add built-in shelves in Storage room and Mailroom, Judge bench top to be furniture and not millwork, modify width of corridor at Data and Electrical room to 4'-2".

Change Order No. 2: Furnish and install ramp for Hearing Room 5

Change Order No. 3: Delete CCTV and Duress Alarm in Rooms 103 and 108

TOTAL COST OF CHANGE ORDERS 1 - 3

\$7,437.94

This Lease Amendment contains 2 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

Signature:

Name:

Title:

Entity Name:

Date:

KOREY E. PHILLIPS
MANAGING MEMBER
EG VENTURES, LLC
2/28/17

FOR THE GOVERNMENT:

Signature:

Name:

Title:

Date:

Kristine Deltono
Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
3/15/17

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

BETSY BRADSHAW
DC. MGR
2/28/17

The total cost of Change Orders 1 – 3 is \$7,437.94. The Government hereby orders the balance of \$7,437.94. The total cost includes all labor, materials, Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of Change Orders 1 – 3.

2. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$7,437.94, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following email address:

kristine.deltorto@gsa.gov

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0036730

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

3. Lease Section 6.01 PROVISION OF SERVICES, ACCESS, AND normal HOURS (JUN 2012), paragraph A shall be deleted and replaced with the following:

A. The Government's normal hours of operations are established as 6:30 AM to 4:30 PM, Monday through Friday, with the exception of Federal holidays. Services, maintenance, and utilities shall be provided during these hours. The Government shall have access to the Premises and its Appurtenant Areas at all times without additional payment, including the use, during other than normal hours, of necessary services and utilities such as elevators, restrooms, lights, and electric power. Cleaning shall be performed during normal hours.

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

End of Lease Amendment No. 3

INITIALS:


LESSOR

&


GOV'T