

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-10B-07273
ADDRESS OF PREMISES: PIER ONE BUILDING 10 PIER ONE ASTORIA, OR 97103-6311	PDN: PS0029658

**THIS AMENDMENT** is made and entered into between **PORT OF ASTORIA**

whose address is: 422 Gateway Avenue, Suite 100  
Astoria, OR 97103-6311

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 issue the Notice to Proceed (NTP), to order Tenant Improvements (TI's) and Building Specific Security (BSS) which exceed the Tenant Improvement Allowance (TIA).

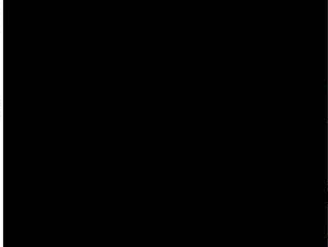
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:


*Continued on next page.*

This Lease Amendment contains 2 pages and Exhibit A 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: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Interim Executive Director  
Entity Name: Port of Astoria  
Date: 14 Aug 2014

**FOR THE GOVERNMENT**  
  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**  
  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: PROJ MGR  
Date: 14 AUG 2014

In accordance with the GSA Partial Notice to Proceed (NTP) Letter dated July 21, 2014, this Lease Amendment (LA) memorializes the NTP with the construction of Tenant Improvements (TIs) and Building Specific Security (BSS).

The following Paragraph is hereby added to the Lease:

**“NOTICE TO PROCEED FOR TI COSTS OVER THE TENANT IMPROVEMENT ALLOWANCE AND LUMP SUM PAYMENT”**

The Government has reviewed the Lessor's Tenant Improvement Cost Proposal and determined that the proposal is fair and reasonable. This Lease Amendment serves as the Lessor's Notice to Proceed (NTP) for the construction of TIs and BSS in the amount totaling **\$454,792.29**; as depicted and according to the Tenant Improvement Cost Summary (TICS) attached hereto as Exhibit "A" (1 page). Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work. The anticipated date of completion of TIs and BSS is November 7, 2014.

The total cost for TIs and BSS in the amount of **\$454,792.29**, exceeds the TI Allowance of **\$53,080.88** and amortized BSS of **\$10,500.00**; which is stated in the Lease and amortized into the rental rate. The costs for TIs and BSS over the allowance, in the amount of **\$391,211.41** [ $\$454,792.29$  (TI) –  $\$53,080.88$  (TIA) –  $\$10,500.00$  (Amortized BSS) =  $\$391,211.41$ ], will be paid via lump sum, upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer.

The original invoice should be sent electronically to [www.finance.gsa.gov](http://www.finance.gsa.gov) AND must be sent directly to the GSA Finance Office at 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 original invoice should be sent via electronic or regular mail to the Lease Contracting Officer at:

**Hilda Gonzalez  
Lease Contracting Officer  
General Services Administration  
400 N. 15th St. SW  
Auburn, WA 98001  
hilda.gonzalez@gsa.gov**

A proper invoice must include the following:

- Invoice Date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address and description, price, and quantity of the items delivered
- GSA PDN# **PS0029658**

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

**All other terms and conditions remain in full force and effect.**

INITIALS:

  
LESSOR

&

  
GOV'T