

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-03P-12100
ADDRESS OF PREMISES Penn Center East Building 7 777 Penn Center Boulevard Pittsburgh, PA 15235-5925	PDN Number:

THIS AMENDMENT is made and entered into between PCE TT, LP
whose address is: 400 Penn Center Boulevard, Pittsburgh, PA 15235-5611

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 change the maintenance and repair of security system equipment to the Government's responsibility.

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 upon execution as follows:

1. The following section is added to the Special Requirements section of the Lease, under General Notes (page 53). This section replaces any existing lease paragraphs that state the Lessor is responsible for security system maintenance and repair.

"P.Security System Maintenance: The Government shall be responsible for the maintenance and repair of security equipment pursuant to this lease amendment. The Government will be responsible for the Security Maintenance and Repair (SMR) Program, which includes all maintenance, service and repairs throughout the life of security systems and will ensure that the equipment is in operational condition at all times. Systems to be maintained under the SMR Program include:

1. [REDACTED] (panels must meet any and all [REDACTED] specifications and best practices.
 - a. [REDACTED]s
 - b. [REDACTED]
 - c. [REDACTED]
 - d. [REDACTED]

This Lease Amendment contains 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:

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Vice President
Entity Name: _____
Date: 12/10/15

Signature: [REDACTED]
Name: RACHEL WILSON
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12/22/15

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: "EAT"
Date: 12/10/15

- e. [REDACTED]
- f. [REDACTED]
- g. [REDACTED]
- h. [REDACTED]
- i. All other devices that are used for alarming and alerting connected to the [REDACTED]

2. [REDACTED]

- a. [REDACTED]
- b. [REDACTED]
- c. [REDACTED]
- d. [REDACTED]
- e. [REDACTED]
- f. [REDACTED]
- g. [REDACTED]
- h. [REDACTED]
- i. [REDACTED]
- j. [REDACTED]
- k. [REDACTED]
- l. [REDACTED]
- m. [REDACTED] cleaning
- n. [REDACTED]
- o. All [REDACTED] not specifically listed above. All software and firmware updates for the life of the hardware

3. [REDACTED]

- a. [REDACTED]
- b. [REDACTED]
- c. [REDACTED]
- d. [REDACTED]
- e. [REDACTED]
- f. [REDACTED]
- g. [REDACTED]
- h. [REDACTED]
- i. [REDACTED]
- j. [REDACTED] not specifically listed above. All software (server and client) and firmware updates for life of all hardware and for any conditions requiring replacement of of hard drives etc.
- k. Optimization of [REDACTED]

4. [REDACTED]:

- a. Door, door frames, bolts and hinge repair on doors connected to [REDACTED]
- b. Combination lock repair, replacement and new installs
- c. [REDACTED]
- d. [REDACTED]
- e. Routine safe maintenance

5. [REDACTED]

- a. [REDACTED]
- b. [REDACTED]
- c. [REDACTED]
- d. [REDACTED]
- e. [REDACTED]

6. [REDACTED]:

- a. Conveyor belt

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- b. Rollers
- c. Testing cassette
- d. Calibration, configuration, and diagnostic testing
- e. All other parts and peripherals not specifically listed above up to and including complete replacement. All software, firmware and any other associated items for the service life of the equipment under contract.

7. [REDACTED]
- a. Calibration, configuration, and diagnostic testing
 - b. All software, firmware and any other associated items for the service life of the equipment under contract.

8. [REDACTED]

9. All software, firmware and any other associated items for the service life of the equipment under contract.

10. Badging stations:
- a. Printers
 - b. Cameras
 - c. Associated power units
 - d. Software and hardware upgrades
 - e. All other parts and peripherals not specifically listed
 - f. All software, firmware and any other associated items for the service life of the equipment under contract.

11. [REDACTED]
- a. Calibration, configuration, and diagnostic testing
 - b. All software, firmware and any other associated items for the service life of the equipment under contract.

12. [REDACTED], workstations, power supply units, Uninterrupted Power Supply (UPS) units, Racks, Panel boxes and peripherals.

13. All software, firmware and any other associated items for the service life of the equipment under contract.

14. [REDACTED]

15. All software, firmware and any other associated items for the service life of the equipment under contract.

16. [REDACTED] Switches – Government will supply the contractor with the replacement switch and the contractor will be responsible for installing and connecting the [REDACTED]. The contractor may be required to provide the [REDACTED] as determined by the Government.

17. General:
- a. Power supply panels and included modules
 - b. Repair broken windows and doors to secure the facility
 - c. Patch, repair and paint walls in affected area where work was performed, paint must match existing color. See 1.4 Painting.
 - d. Repair ceiling or ceiling tiles after work has been completed (only areas directly affected by work)
 - e. Repair and servicing of dedicated HVAC systems to security equipment.
 - f. UPS Batteries – monitor and replace per manufacture’s recommendations and in accordance with test results.
 - g. Cabling to all security devices- All cabling associated with [REDACTED] [REDACTED] replacement and/or repair. Cable specifications as determined by the Government.
 - h. All security equipment must be off the Federal Equipment and Software FIPS-201 and/or other appropriate GSA schedules as determined by the Government (see C.12.1)
 - i. All software, firmware and any other associated items for the service life of the equipment under contract.

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This list may not be all encompassing as there may be older equipment that is outdated and may not be specifically listed but is part of the installed security system and should be considered to be covered under the SMR contract. The SMR contractor is not responsible for doors that are not connected to the [REDACTED]. Only doors that are monitored and or connected to the security system or is a perimeter facility door are to responsibility for the contractor to repair and replace as necessary under this contract. Additionally, the SMR contractor is also not responsible for FPS equipment in facility common areas.

The Lessor will be responsible to maintain all electronic security systems that may currently be under warranty by the Lessor. The Lessor is responsible for transferring all security warranty information and software licenses to [REDACTED] at the end of the lessor's maintenance responsibility; at which time the government will take complete ownership and maintenance responsibility through the remaining term of the lease. All security equipment will become the property of the government at the end of the warranty period and at its sole option, the Government may abandon property in the space following the expiration of the Lease or retain the right to remove the equipment. The Lessor will be relieved of any liability of security systems in connection therewith after the initial warranty period."

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