

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-03P-LPA12104
LEASE AMENDMENT	
ADDRESS OF PREMISES Yorktowne Medical Center 2350 Freedom Way York, PA 17402-8265	PDN Number: PS0030555

THIS AMENDMENT is made and entered into between **Pwrball, LP, Chad Finkenbiner**

whose address is: **2350 Freedom Way, Suite 251, York, PA 17402-8265**

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 provide **Notice to Proceed for Change Orders** described below

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 **November 21, 2014** as follows:

1. The Lessor shall furnish all labor, materials, tools, equipment, services, and associated work to provide, install, complete and maintain said work, identified in the Change Orders below:

- Change Order 2 – [REDACTED]; See Attached. - [REDACTED]
- Change Order 3 – Electrical Changes to Rooms 203, 222, 223, 224, 225; Change from CAT 5e to CAT6 cabling; Server Room 212 Electrical Requirements. Anti-static floor grounding Rooms 212, 213, 224. See Attached. - [REDACTED]
- Change Order 4 – Add four (4) [REDACTED] Blue indicator lights at locations on construction drawing E103; additional fire alarm devices. See Attached. - [REDACTED]
- Change Order 5 – VOID
- Change Order 6 – Floor Drain for Shower Room 220; Security SOW Changes. See Attached. - [REDACTED]
- Change Order 8 – Breakroom 209 – Add waterline to fridge [REDACTED]; Window 201A size change. See Attached. - [REDACTED]
- Change Order 10 – [REDACTED] Electrical changes to IT Room 213; Cable outlets for Workroom 205. See Attached - [REDACTED]

This Lease Amendment contains **forty-five (45)** 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: [REDACTED]
Name: [REDACTED]
Title: Manager
Entity Name: PwrBall, LP
Date: 12/12/14

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
GSA, Public [REDACTED]
Date: 12/15/14

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: Manager
Date: 12-12-14

2. Upon completion and the Government's inspection and acceptance of all completed tenant improvements, the Government shall pay the Lessor a one-time lump sum payment of **\$36,391.00**

3. After inspection and acceptance of work by the Government, a properly executed original invoice shall be forwarded to:

General Services Administration (GSA)
Greater Southwest Region (7BC)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed to:
GSA, Public Buildings Service
Real Estate Acquisition Division (3PRND)
Attn: JoAnn Stewart, Lease Contracting Officer
20 North 8th Street, 9th Floor
Philadelphia, PA 19107-3191

For an invoice to be considered proper, it must:

1. Be received after the execution of this LA
2. Reference the Pegasys Document Number (PDN) specified on this form (**PS0030555**)
3. Include a unique, vendor-supplied, invoice number
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

Payment will be due within thirty (30) calendar days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

INITIALS: CMF & JAS
LESSOR GOVT