

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-01P-LRI04932
ADDRESS OF PREMISES 300 Jefferson Boulevard Warwick, RI 02888-3823	PDN Number:

THIS AMENDMENT is made and entered into between DBS Development, LLC

whose address is: 300 Jefferson Boulevard, Warwick, RI 02888-3823

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 NOTICE TO PROCEED AND ESTABLISH THE COSTS FOR THE TENANT IMPROVEMENT WORK.**

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 May 5, 2014 as follows:

A. THIS LEASE AMENDMENT (LA) confirms the Notice to Proceed for the Tenant Improvements to **1,928** rentable square feet (RSF), yielding **1,692** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st** floor(s) and known as Suite(s) **101**, of the building located at 300 Jefferson Boulevard, Warwick, RI under Lease GS-01P-LRI04932.

B. The Total Amount for the Work is \$88,225.50. The Cost Breakdown is as follows:

• Total Contractor Bids	\$72,860.00
• General Contractor's Fee (6%)	\$ 4,371.60
• Architect & Engineering Fees	\$6,000.00
• Project Management Fees (6%)	\$4,993.90
TOTAL COST	\$88,225.50

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



Signature: _____
Name: William J. Wilbur
Title: Member
Entity Name: DBS Development LLC
Date: 5/6/2014

FOR THE GOVERNMENT:



Signature: _____
Name: _____
Title: Contracting Officer
GSA, Public Buildings Service
Date: MAY 22 2014

WITNESSED FOR THE LESSOR BY:



Signature: _____
Name: Adam Casone
Title: Accountant
Date: 5/6/2014

C. **THE LESSOR SHALL** furnish all labor, materials, tools, equipment, services and associated work to perform alterations in accordance with the standards set forth in the lease, the Government approved design and intent drawings, the 100% Construction Documents dated March 6, 2014.

D. **THIS LEASE AMENDMENT (LA)** includes the following document attached hereto and incorporated in the lease Contract:
1. TICS Table provided by Wilco Development dated 4/17/2014.

E. **UPON FINAL EXECUTION** of this LA, the Lessor shall develop a Construction Schedule within 10 Working Days. The Construction schedule shall be reviewed and approved by the Government. Progress meetings will be held weekly, as applicable.

F. All work shall commence on May 5, 2014 and substantial completion no later than June 1, 2014 (30-working days excluding holidays). Final completion of Punch list items shall be within (30) days of the date of substantial completion.

G. **THE LESSOR** shall notify the Lease Contracting Officer, Mark Shinto, in writing via e-mail mark.shinto@gsa.gov Ten (10) days before substantial completion to schedule and arrange an inspection. Said inspection and acceptance of such work by the Government shall occur within seven (7) calendar days of the Lessor's notification. Following the same, rent shall commence on the date of acceptance of substantial completion and receipt of certificate of occupancy by the Government.

H. After inspection and acceptance of the Tenant Improvement work by the Government, Tenant Improvement Allowance of (\$1,141.405 at 4% for 5 years firm term) will commence and the Tenant Improvement Allowance Overage of (\$26,247.80 – RWA# ND995498) will be paid lump sum. An advance copy of the final invoice for the Tenant Allowance Overage must be sent to Mark Shinto, Lease Contracting Officer, at Mark.Shinto@gsa.gov for review and approval. Upon approval by the Lease Contracting Officer, the Lessor must submit the properly executed invoice directly to <http://www.finance.gsa.gov> or a properly executed original invoice shall be forwarded to:

General Services Administration
FTS and PBS Procurement Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 78101-0181

A copy of the invoice (s) must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Mark Shinto
Room 1010
10 Causeway Street
Boston, MA 02222

For an invoice to be proper, it must:

1. Be received after the execution of this LA.
2. Reference Pegasys Document Number (PDN) _____
3. Include a unique, vendor-supplied invoice number
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address. Payee's name and address MUST EXACTLY match the Lessor's name and address listed above.

ALL OTHER TERMS AND CONDITIONS OF THIS LEASE SHALL REMAIN IN FORCE AND EFFECT.

INITIALS: *WJL* LESSOR & *MS* GOVT