

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-07B-17141
ADDRESS OF PREMISES 600 E. TAYLOR STREET SHERMAN, TX 75090-2881	PDN Number: PS0026231

THIS AMENDMENT is made and entered into between **TAYLOR PLACE, LP, A TEXAS LIMITED PARTNERSHIP**

Whose address is: 801 E. TAYLOR STREET
SHERMAN, TX 75090-2633

Hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease by establishing the Lease Term, stating the annual rental schedule, accepting the Tenant Improvements as completed and providing for the payment of the Tenant Improvements.

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 9, 2013**, as follows:

A. The paragraph entitled LEASE TERM of GS-07B-17141, Page 1 of GSA Form L201A, executed December 12, 2012, is hereby modified as follows:

"LEASE TERM


To Have and To Hold the said Premises with its appurtenances for the term beginning **May 9, 2013**, and continuing for a period of **10 Years, 5 Firm**, ending May 8, 2023, subject to termination and renewal rights as may be hereinafter set forth."

B. The annual rent for Years 1-5 shall be \$59,782.13 paid monthly in arrears. The annual rent for Years 6-10 shall be \$55,532.88 paid monthly in arrears.

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: DEAN GILBERT, FIVE GP
 Title: General Partner
 Entity Name: Taylor Place, LP
 Date: 5-14-2013

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 5-21-13

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Kathy Kabarith
 Title: Receptionist
 Date: 5-14-13

C. The Tenant Improvements have been substantially completed and the Government accepts them on **May 9, 2013**. The total cost of the Tenant Improvements is **\$60,700.00**. A portion of the total Tenant Improvement costs, **\$43,005.02**, shall be amortized over the five (5) year firm term of the lease agreement at an interest rate of 6.5% paid monthly in arrears to be included in the rent at a rate of \$3.62/RSF (rounded).

The remaining balance of the total cost of the Tenant Improvements is **\$17,694.98** [\$60,700.00-\$43,005.02] shall be paid by a lump-sum payment upon the substantial completion and acceptance by the Government of the tenant improvements.

Once said Lease Amendment is fully executed by the Government and the Lessor, the Lessor may then submit for the lump-sum payment. The original invoice must be submitted directly to the GSA Finance office at the following address:

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

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

General Services Administration
Att: Daphne Hadley
819 Taylor Street, Room 5A18
Fort Worth, TX 76102

A proper invoice must include the following:

- Invoice Date.
- Name of the Lessor as shown on Lease.
- Lease contract numbers, building address and a description, price and quantity of the item delivered.
- If the invoice must be printed on Company letterhead.
- GSA PDN Number: **PS0020896**.

Invoices submitted to Finance without the PS number are immediately returned to the vendor or Lessor.

Invoice may be submitted electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp>.

All other items and conditions of the Lease shall remain in force and effect.

INITIALS:  & 
LESSOR & GOV'T