

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-07P-LTX17365
ADDRESS OF PREMISES 500 East Mann Road Laredo, TX 78041-2630	PDN Number: NA

THIS AMENDMENT is made and entered into between Merlin Mann Investments, LLC

whose address is: 216 West Village Boulevard, Suite 302, Laredo, Texas 78041-2322

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

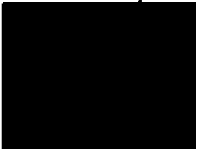
WHEREAS, the parties hereto desire to amend the above, Lease.

NOW THEREFORE, these parties for consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the full execution of this amendment as follows:

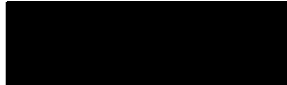
- 1) To change the timeframe for the Lessor's preparation and submission of construction documents (CDs) and Government review of CDs; and
- 2) All other terms and conditions of the lease shall remain in full force and effect.

This Lease Amendment contains 2 pages.


IN WITNESS WHEREOF, the parties subscribe their names as of the below date.

FOR THE LESSOR: 

Signature: _____
Name: ERIN DEZ RIVERA
Title: MANAGER
Entity Name: Merlin Mann Investments, LLC
Date: JUNE 12, 2015

FOR THE GOVERNMENT: 

Signature: _____
Name: Don W. Day
Title: Lease Contracting Officer
819 Taylor St. , Room 11B,
Ft. Worth, Texas 76102-6124
GSA, Public Buildings Service, Leasing Division
Date: 6/15/2015

WITNESSED FOR THE LESSOR BY: 

Signature: _____
Name: Contrôller
Title: Jose S. Garcia
Date: 06-12-2015

- 1) Section 4.01-Schedule for Completion of Space (Sep. 2013), Paragraphs C and D is hereby modified.

"C. The Lessor's preparation and submission of Construction Documents (CDs): The Lessor as part of the Tenant Improvement cost (TI) must complete the 75% CDs conforming to the requirements of this Lease and approved Design Intent Drawings (DIDs) not later than 10 Working Days from the date of the full execution of this Lease Amendment. In addition, the Lessor as part of the TI cost must complete the 100% CDs conforming to the requirements of this Lease, approved DIDs and the accepted 75% CDs not later than 10 Working Days from the date of the acceptance thereof by the Government of the 75% CDs. The pricing for the completion of the 75% and 100% CDs is included under the A/E fees established per paragraph 1.10 Tenant Improvement Fee Schedule (JUN 2012) of the Lease. If during the preparation of CDs the Lessor becomes aware that any material requirement indicated in the requirements of this Lease, approved DIDs, 75% CDs, and 100% CDs that cannot be reasonably achieved, the Lessor shall promptly notify GSA, and shall not proceed with completion of CDs until direction is received from the Leasing Contracting Officer (LCO). The LCO shall provide direction within 10 Working Days of such notice, but the Government shall not be responsible for delays to completion of CDs occasioned by such circumstances. For the purpose of this paragraph, a "material requirement" shall mean any requirement necessary for the Government's intended use of the Space as provided for in, or reasonably inferable from, the Lease and the approved DIDs (e.g., number of workstations and required adjacencies).

D. Government review of CDs: The Government shall have 10 Working Days to review the 75% CDs and 10 Working Days to review the 100% CDs before Lessor proceeds to prepare a TI price proposal for the work described in the CDs. At any time during this period of review, the Government shall have the right to require the Lessor to modify the CDs to enforce conformance to Lease requirements and the approved DIDs."

- 2) All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:


LESSOR

&


GOVT