

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-08P-LUT14899
ADDRESS OF PREMISES 111 MAIN STREET SALT LAKE CITY, UTAH 84111	PDN Number: PS0035170

THIS AMENDMENT is made and entered into between 111 Main, LLC

whose address is: 51 S. Main Street, Suite 301
Salt Lake City, UT 84111-7502

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

WHEREAS, the parties hereto desire to provide a Notice To Proceed for the Change Orders listed 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 upon execution by the Government as follows:

- 1) The following change orders will be incorporated into Lease No. GS-08P-LUT14899, attached as Exhibit A. Total cost includes all Lessor fees, overhead and profit. Per this Lease Amendment the Change Orders have been reviewed and found fair and reasonable.

C/O #	Description	Amount
2	PCO 2: RFI-06R2 added oil drywall and studs PCO 4: deduct access control scope PCO 7: Added motorized shades PCO 9: One new HM frame – GSA request PCO 15: Add 3 way switch to rooms PCO 16: Mail processing changes made in RFIs PCO 17: Change VCT to carpet, order time 6 weeks	
3	PCO 22: Provide access panels for existing building items PCO 27: Credit back PCO 17 PCO 29: Relocate outlets to opposite wall PCO 30: Add water drain and floor sink for ice maker	


This Lease Amendment contains 5 pages including Change Orders 2, 3 and 7.


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: 
Name: MARK B. GIBBONS
Title: President
Entity Name: _____
Date: 4/5/17

Signature: 
Name: TAMMY REATOUCH
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 4/5/17

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____

	PCO 36: Added mirror and TP holder in single bathroom PCO 37: Painting back charges 33% of total repainting costs	
7	PCO 41: Misc electrical changes requested by GSA PCO 42: Misc electrical items PCO 43: Misc. items requested by Linda McFarlane with USAG PCO 45: Room 1941 Litigation support circuits	
	TOTAL	(6,910.00)

- 2) The Government and Lessor agree that the final Tenant Improvement costs, including all approved change orders, is **\$4,296,966.00**. (Reconciles amounts in Lease Amendment #2 to actual.)

Of the above Tenant improvement costs, the Tenant Improvement Allowance (TIA) of \$2,228,941.79 and the Building Specific Amortized Capital (BSAC) of \$1,254,950.00 are provided at no cost to the Government.

The remaining **\$813,074.21** shall be paid to Lessor upon completion as described herein. The Government shall reimburse the Lessor in a lump sum payment upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Lease Contracting Officer.

A proper invoice must include the following:

- Invoice Date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease Contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN #0035170

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

The original invoice must be submitted directly to the GSA Finance office electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp> and a copy provided to the GSA Contracting Officer. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If you are unable to process the invoice electronically you may mail the original invoice to the following address General Services Administration, FTS and PBS Payment Division (7BCP), P.O. Box 17181, Fort Worth, TX, 76102-0181

The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PS0035170.**

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Tammy R. Eatough
1 Denver Federal Building
Gate 2, Bldg 41, Dock E17A, Rm. 177
P.O. Box 25546
Denver, CO 80225-0546

INITIALS

LESSOR

&

GOVT