

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-10B-07258**
BLDG. NO. **WA7566**

1145 BROADWAY PLAZA
TACOMA, WA 98402-3524

THIS AGREEMENT, made and entered into this date by and between TACOMA FINANCIAL CENTER PARTNERS, LLC

whose address is

1145 BROADWAY PLAZA, SUITE 1300
TACOMA, WA 98402-3524

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 order Tenant Improvements (TIs) which exceed the Tenant Improvement Allowance (TIA).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 1, 2013, as follows:

Paragraph 22 is hereby added to the Lease:

22. Notice to Proceed for TI costs over the Tenant Improvement Allowance and Lump Sum Payment

A. The Government has reviewed the Lessor's TI cost proposal and determined that the proposal is fair and reasonable. This Lease Amendment serves as the Lessor's Notice to Proceed for the construction of TIs in the amount of \$941,809.62. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work.

The total cost for Tenant Improvements in the amount of \$941,809.62 exceeds the TIA of \$479,890.40, which is stated in the Lease and amortized into the rental rate. The costs for TIs over the TIA in the amount of \$461,919.22 will be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice.

The original invoice must be submitted electronically to (www.finance.gsa.gov) with a courtesy copy to the Contracting Officer and the GSA Finance Office at the following addresses:

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

FOR THE LESSOR

Signature

Name: Richard Getty

Title: manager

Entity Name: TACOMA FINANCIAL CENTER PARTNERS, LLC

Date: 6-19-2013

FOR THE GOVERNMENT

Signature

Name: [Redacted]

Title: Lease Contracting Officer
GSA, Public Buildings Service

Date: 7/23/13

WITNESSED FOR THE LESSOR BY:

Signature

Name: [Redacted]

Title: administrative assistant

Date: 6-19-2013

(CONTINUED FROM PAGE 1 OF 2)

Invoice Address:

General Services Administration
PBS Payment Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102-0181

Courtesy Copy Address:

U.S. General Services Administration
Attn: Terria Heinlein
Leasing Contracting Officer
400 15th Street SW
Auburn, WA 98001-6599

A proper invoice must include the following:


- Invoice date
- 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 # PS0026162

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

B. The Government-approved TICS Table which formed the basis for the TI costs is hereby incorporated into the lease as Exhibit A (1 page).

[INTENTIONALLY BLANK]

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

LESSOR  / GOV'T 
Lease Amendment Form 07/12