

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-10B-07380
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES: 100 First Street Friday Harbor, WA 98250	PDN Number: PS0029299

**THIS AGREEMENT**, made and entered into this date by and between Friday Harbor Center, INC.

whose address is: 124 Blackberry Lane, Friday Harbor, WA 98250-8220

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 a final partial Notice to Proceed for tenant improvements due to the redesign efforts.



**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 10, 2014, as follows: Paragraph 7.04 is hereby deleted and replaced below.

Continued on Page 2.



This Lease Amendment contains 2 pages and Exhibits E (1 page)

All other terms and conditions of the lease shall remain in full force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**


Signature:   
Name:   
Title: President  
Entity Name: Friday Harbor Center  
Date: 12/11/14

**FOR THE GOVERNMENT:**

Signature:   
Name:   
Title: Lease Contracting Officer  
GSA, Public Buildings Service, \_\_\_\_\_  
Date: DEC 17 2014

LINDSEY D. SNOW  
CONTRACTING OFFICER

**WITNESSED BY:**

Signature:   
Name: LDC Snow  
Title: Business Owner  
Date: 12/11/14

**7.04 NOTICE TO PROCEED FOR TI COSTS OVER THE TENANT IMPROVEMENT ALLOWANCE**

- A. The total Tenant Improvement Allowance (TIA) of \$222,437.53 is set forth in Paragraph 1.08. On July 1, 2014, the Government issued a partial Notice to Proceed (NTP) in the amount of \$696,928.00 which excluded several items per the Exhibit B (to LA 2). On September 26, 2014, the Government issued another partial Notice to proceed in the amount of \$179,967.90 for tenant improvements (LA 3). The lessor submitted final pricing dated December 1, 2014 in the amount of \$11,751.54 for review. The Government has reviewed the Lessor's revised pricing for TI costs per Exhibit E (1 page) and has determined them to be fair and reasonable. Said pricing includes all costs for labor, materials, fees, overhead, profit, and any other costs required to complete this work. This Lease Amendment represents the final limited Notice to Proceed for the work outlined in the table below. These final costs submitted are the final items to be negotiated for the redesign efforts. The final costs of all tenant improvements is not-to-exceed (NTE) \$888,646.97, of which \$222,437.53 is the amortized tenant improvement and \$666,209.44 is to be paid lump sum). Therefore, the total lump sum payment for this project is NTE \$666,209.44.
- B. The Lessor shall not undertake any work in excess of the amount authorized in this NTP without written approval from the GSA Contracting Officer via a subsequent Lease Amendment or approved change order form. Approved lump sum payments shall be paid per the instructions outlined in Paragraph 7.05.

TI Pricing / CO#	Description	Amount	Status	Approved via LA #	Accepted Yes/No	Exhibit
Partial NTP	Limited Notice to proceed with exclusions	\$474,490.00	Approved	LA #2	NO	A/B
Partial NTP	Limited Notice to proceed with exclusions	\$147,562.12	Approved	LA #3	NO	C
CO #1	Additional design services	██████████	Approved	LA #3	NO	D
CO #2	Reframing and demolition	██████████	Approved	LA #3	NO	D
Partial NTP	Limited Notice to proceed	\$11,751.54	Approved	LA #4	NO	E
<b>Total Lump Sum</b>		<b>\$666,209.44</b>				

- C. The following exhibits are attached to and made part of this lease:
  - Exhibit A to Paragraph 7.04 (previously incorporated in the Lease as Exhibit A to LA 2) (1 page)
  - Exhibit B to Paragraph 7.04 (previously incorporated in the Lease as Exhibit B to LA 2) (1 page)
  - Exhibit C to Paragraph 7.04 (previously incorporated in the Lease as Exhibit C to LA 3) (1 page)
  - Exhibit D to Paragraph 7.04 (previously incorporated in the Lease as Exhibit D to LA 3) (3 pages)
  - Exhibit E to Paragraph 7.04 (1 page)

All other terms and conditions remain in full force and effect.

INITIALS:  &   
 LESSOR & GOV'T