

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. <b>GS-09P-03429</b>
ADDRESS OF PREMISES: Airport Tower 18881 Von Karman Avenue, Suite 1800, Irvine CA 92612-1543	PDN Number:

**THIS AMENDMENT** is made and entered into between **MULLROCK TOWER 17-FEE LLC**

whose address is: Two Embarcadero Ctr 23<sup>rd</sup> floor, San Francisco, CA 94111-3920

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 Notice to Proceed for construction.

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:

Accordingly, Paragraph 7.02A, 7.02B, and Exhibit H are hereby added to the lease.

**7.02A NOTICE TO PROCEED FOR CONSTRUCTION**

Following a Government review of the submitted tenant improvement cost summary dated January 15, 2016, the Government has determined that the pricing submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed **\$87,122.75**, inclusive of all management and architectural fees, depicted on attached EXHIBIT H.

Description	Amount
Carpet Replacement and Painting in the 18 <sup>th</sup> floor office space	<b>\$87,122.75</b>

This Lease Amendment contains 4 pages including Exhibit H.

**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: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: MULLROCK TOWER 17-FEE LLC

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 1/20/16

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**7.02B** Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit, for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount **not to exceed \$87,122.75** shall be submitted via the GSA Finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov)

A copy of the Invoice shall be simultaneously submitted to the Lease Contracting Officer at:

General Services Administration  
Real Estate Acquisition Division  
Attn: Clara Lee  
300 N Los Angeles St, Room 4100  
Los Angeles, CA 90012

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
- Annotation of GSA PS Number (will be sent after Government executes this Lease Amendment)

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

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

INITIALS:

  
LESSOR

&

  
GOVT