

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-04P-LFL62198
ADDRESS OF PREMISES 3701 NW 82 nd Avenue Unit 1 Doral, FL 33166	PDN Number:

THIS AMENDMENT is made and entered into between Richter Developments LTD.

whose address is: 6358 MANOR LANE, SOUTH MIAMI, FLORIDA 33143

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: (1) establish the commencement date and lease term, (2) establish the final annual rent and (3) establish commission amount and payment schedule.

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 June 3, 2016 as follows:

A. THIS LEASE AMENDMENT (LA) confirms the Notice to Proceed for additional work required at leased space. The Lessor and the Government hereby agree that a change order is required to achieve Certificate of Occupancy at 3701 NW 82nd Avenue Unit 1 Doral FL 33166, to include providing labor and materials to install panic hardware at Hall 4 exit door, at a total cost of [REDACTED]. This Notice to Proceed with subject change is forwarded for the Lessor to proceed with the improvements at the specified cost below. The specific line items associated with this change are:

1. Panic hardware, power supply, trim and associated materials;
2. Electrical wiring, low-voltage integration;
3. Fire alarm relays and door release for reprogramming;
4. Reinspection fees to date;
5. TRIGRAM OH&P;



Total:

This Lease Amendment contains 2 pages.

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
[REDACTED]
Signature: [REDACTED]
Name: Richard P. Richter
Title: VICE PRESIDENT, PARTNER
Entity Name: RICHTER DEVELOPMENTS, LTD
Date: JUNE 6, 2016

FOR THE GOVERNMENT
[REDACTED]
Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 6/9/16

WITNESSED FOR THE LESSOR BY:
[REDACTED]
Signature: [REDACTED]
Name: [REDACTED]
Title: LEGAL SECRETARY
Date: JUNE 6, 2016

B. The lump sum payment of [REDACTED] shall be remitted to Lessor after completion, inspection and acceptance of the work by the Contracting Officer or GSA field office representative, and receipt from Lessor of an original invoice. The Lessor hereby waives future restoration rights as a result of these improvements. An advance copy of the invoice must be sent to James Thompson, Lease Contracting Officer, at james.f.thompson@gsa.gov for review and approval. Upon approval by the Lease Contracting Officer, the Lessor must submit the properly executed invoice directly to <http://www.finance.gsa.gov> or a properly executed original invoice shall be forwarded to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181


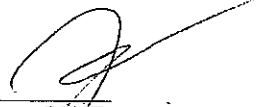
A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: James Thompson, Section Chief
7771 W. Oakland Park Blvd
Sunrise, FL 33351

For an invoice to be proper, it must:

1. Be received after the execution of this LA.
2. Reference Pegasys Document Number (PDN) _____
3. Include a unique, vendor-supplied invoice number.
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address. Payee's name and address MUST EXACTLY match the Lessor's name and address listed above.

C. Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

INITIALS:  & 
LESSOR & GOVT