GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No2
LEASE AMENDMENT	TO LEASE NO. GS-07P-LOK17037
ADDRESS OF PREMISES 1610 SW Lee, Lawton, OK, 73501	PDN Number: PS0032013

THIS AMENDMENT is made and entered into between Standridge I, LLC

whose address is:

10719 100th Street, Lindsay, OK, 73052.

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) reflect the acceptance of the tenant improvements (2) establish the commencement date of the lease, (3) establish the amount of space included in the leased premises, (4) establish the annual rental amount (5) establish the total tenant improvement costs and the lump sum payment for excess tenant improvement costs due to the lessor, (6) to revise the Broker Commission and the Commission Credit, (7) Mold remediation.

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 **August 17, 2015** as follows:

- 1. The Government accepts the tenant improvements completed by the Lessor in the Government leased space located at 1610 SW Lee, Lawton, OK 73501. The Lessor shall complete the Punch List, which is included as Attachment A to this Lease Amendment, by **September 11, 2015**.
- 2. The Lease shall commence **8/17/2015** and run through **8/16/2025**, subject to the termination rights set forth in the lease in Section 1.05, Termination Rights (AUG 2011).
- 3. The Government and the Lessor acknowledge that the amount of space is 9,298 RSF yielding 8, 832 ABOA, to be for the exclusive use of the Government.

This Lease Amendment contains 3 pages.

All other terms and conditions of the lease shall remain in for IN WITNESS WHEREOF, the parties subscribed their names	
FOR THE LESSOR:	FOR TO
Signature: Name: Title: Entity Name: Date: G-16-15	Signatu Name: Title: GSA, Public Buildings Service, Date: 9 22 15

WITNESSED FOR THE LESSOR BY:

Secretary V	
9-16-15	
	Secretary 0 9-16-18

- 4. Paragraph A of Section 1.03 RENT AND OTHER CONSIDERATION (AUG 2011) shall be deleted and replaced with the following:
- A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM ANNUAL RENT	Non Firm Term
		ANNUAL RENT
SHELL RENT ¹	\$149,976.74	\$149,976.74
TENANT IMPROVEMENTS RENT ²	\$ 75,657.31	\$0.00
OPERATING COSTS ³	\$ 55,509.06	\$ 55,509.06
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$ 0.00	0.00
Parking ⁵	\$ 0.00	0.00
TOTAL ANNUAL RENT	\$281,143.11	\$205,485.80

The Tenant Improvement Allowance: \$326,118.07 amortized at a rate of (6%) six percent per annum over (5) five years.

5. Effective August 17, 2015, the tenant improvements have been substantially completed. The Government and the Lessor agree the total final Tenant Improvement Costs are.

Government and Lessor agree that the final Tenant Improvement costs, is \$517,791.20.

The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The total cost of the Tenant Improvements of \$517,791.20. The total Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the acceptance date of August 17, 2015.

A portion of the **total Tenant Improvement costs**, **\$326,118.07**, shall be amortized over the first five (5) year firm term of the lease agreement at an interest rate of six **percent (6%)** paid monthly in arrears. The annual cost of the amortized portion of the Tenant Improvement cost is **\$75,657.31** paid monthly in arrears in the amount of **\$6,304.78**.

The remaining balance of the total cost of the Tenant Improvements is \$191,673.13 [\$517,791.20 -\$326,118.07] shall be paid by a lump-sum payment upon the substantial completion and acceptance by the Government.

To submit for payment of the lump-sum-payment, 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 PS0032013 for \$178,685.13 and PS0032013 for \$12,988.00. and shall be sent electronically to the GSA Finance Website at http://www.finance.gsa.gov/defaultexternal.asp. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

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

INITIALS:

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

General Services Administration Leasing Contracting Officer Attn: Kelly Hantz 819 Taylor Street, Room 11A00, #157 Ft. Worth, Texas 76102-0181

6. Section 1.04 BROKER COMMISSION AND COMMISSION CREDIT (June 2012) shall be deleted and replaced with the following:

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

in accordance with Form R101B Paragraph 1.12. Broker Commission and Commission Credit, CB RICHARD ELL	
("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The Less	
have agreed to a cooperating lease commission of of the firm term value of this lease ("Commission"). The total	
and is earned upon lease execution, payable according to the Commission Agreem	ient signed
between the two parties. Due to the Commission Credit described in Paragraph 1.04, only	the
Commission, will be payable to CB RICHARD ELLIS, INC. The remaining which is the "Com	nmission
Credit", shall be credited to the shell rental portion of the annual rental payments due and owing to fully recapture	this
Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and	continue until
the credit has been fully recaptured in equal monthly installments over the shortest time period practicable.	
Notwithstanding Paragraph 1.03 of this Lease, the shell rental payments due and owing under this lease shall be r recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental paycontinue as indicated in this schedule for adjusted Monthly Rent:	
First Full Month's Rental Payment \$23,428.59 minus prorated Commission Credit of equals Month's Rent.	adjusted First
Second Full Month's Rental Payment \$23,428.59 minus prorated Commission Credit of equals	adjusted
Second Month's Rent.	
Third Full Month's Rental Payment \$23,428.59 minus prorated Commission Credit of equals Third Month's Rent.	adjusted

The acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established as August 17, 2015.

- 7. Mold remediation must be completed within 30 days of acceptance.
- 8. The Building Address is corrected to 1610.

All other terms and conditions of this lease shall remain in full force and effect.

NITIALS:

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Lease Amendment Form 12/12