

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-07P-LTX17188
LEASE AMENDMENT	
ADDRESS OF PREMISES SATURN ONE 18050 SATURN LANE, SUITE 240 NASSAU BAY, TX 77058	PDN Number: PS0032885

THIS AMENDMENT is made and entered into between Griffin Partners NB Office I LP

whose address is: 1177 West Loop South, Suite 1750
Houston, TX 77027

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 extend the substantial completion date of construction, to provide a Notice To Proceed for Change Orders no. 14 & 15 located in Exhibit 'A'

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:

A. Section 4.01 SCHEDULE FOR COMPLETION OF SPACE Subpart G will be deleted entirely and replaced with the following:

G. Construction of TIs and Completion of other required construction work: The Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than 125 Working Days following the issuance of NTP on October 29, 2015. The substantial completion date for construction is hereby extended to April 26, 2016.

You are hereby authorized to proceed with Change Orders no. 14 & 15 attached as Exhibit 'A' in the total amount not to exceed \$10,786.73. Total cost includes all Lessor fees, overhead and profit. Per this Lease Amendment the Change Orders have been reviewed and found fair and reasonable.

You are hereby authorized to proceed with construction of tenant improvement for the following changes:

This Lease Amendment contains 12 pages including Exhibit 'A'

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: *CHAIRMAN*
Entity Name: *CHAIRMAN*
Date: *2/22/16*

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: *3-1-2016*

WITNESSED

Signature: _____
Name: _____
Title: _____
Date: _____

C/O #	Date	Description	Amount
14	1/8/16	Existing Sprinkler and J-Box Relocation	
15	1/8/16	Disconnect/Demo Ductwork and Install 3 MB (48x20, 50x22, and 72x16)	
Lessor's PM Fee			\$513.65
TOTAL			\$10,786.73

The total amount (lump sum payment) of \$10,786.73 will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

Thus far, the total one time lump sum payment that will be paid to the Lessor upon substantial completion, inspection, and acceptance for PS# 0032885 is as follows:

Lease Amendment No.	Description	Amount
2	Notice To Proceed For Construction	\$533,806.98
3	Change Orders No. 1-11 & 13	\$27,126.44
4	Change Orders No. 14 & 15 (Current Change Order)	\$10,786.73
TOTAL LUMP SUM PAYMENT TO DATE		\$571,720.15

Regarding the lump sum payment for this project, please follow these instructions:

The original invoice must be submitted directly to the GSA Finance office electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp> and a copy provided to the GSA Project Manager. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If you are unable to process the invoice electronically you may mail the original invoice to the following address: General Services Administration, FTS and PBS Payment Division (7BCP), P.O. Box 17181, Fort Worth, TX, 76102-0181

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 PS0032885

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Project Manager at the following address:

General Services Administration
ATTN: Cindy Bartel
819 Taylor St, Room 11A01
Fort Worth, TX 76102

INITIALS:


LESSOR

&


GOVT