

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 3	DATE 1/31/17
	TO LEASE NO. GS-07B-17448	

ADDRESS OF PREMISES BROADVIEW OFC BLDG
8610 BROADWAY ST
SAN ANTONIO, TX 78217-6332

THIS AGREEMENT, made and entered into this date by and between R AND E PROPERTIES, LLC, (Former Lessor), and PC 8610, LP, a Texas Limited Partnership (Lessor).

whose address is 250 W. Nottingham, Suite 115
San Antonio, Texas 78209-1896

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 5, 2017, as follows:

1. PC 8610, LP, Lessor, hereby assumes all the incomplete obligations of Lease GS-07B-17448 as amended, and agrees to perform same in accordance with the terms, conditions, and provisions thereof from and after January 5, 2017. Lessor further assumes all obligations and liabilities of and all claims and demands arising under Lease GS-07B-17448 against Former Lessor and ratifies and confirms all actions heretofore taken by Former Lessor with respect to the contract with the same force and effect as if the actions had been taken by Lessor. Nothing contained herein shall be construed as releasing the Former Lessor from the Former Lessor's obligations under the terms of the lease.
2. The Government agrees to accept the furnishing of the aforesaid premises in accordance with the terms, provisions, and conditions of said lease, as amended reserving however, all the Government's rights against Lessor and Former Lessor.
3. PC 8610, LP, Lessor waives all rights to payments under subject lease as against the Government arising prior to January 5, 2017.
4. R AND E PROPERTIES, LLC, former Lessor, confirms the transfer and waives any claims and rights against the Government that it now has or may have in the future in connection with this lease after January 5, 2017.
5. General Services Administration is required to have its lessors register in the System for Award Management (SAM). The SAM is the primary vendor database for the United States Government and is valuable to you to ensure payment. SAM validates the lessor's information and electronically shares the secure and encrypted data with the federal agencies' finance offices to facilitate paperless payments through electronic funds transfer. Lessors must update or renew their registration annually to maintain an active status. For assistance contact the SAM Help Desk at www.sam.gov or, you may call 866-806-8220.

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 above date.

INITIAL	
GOVERNMENT <i>m</i>	LESSOR <i>[Signature]</i>

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Lease Amendment No. 3 attached to and made a part of Lease GS-07B-17448.

- 6. Notwithstanding the foregoing, all payments heretofore made by the Government to R AND E PROPERTIES, LLC, Former Lessor, and all other actions hereto taken by the Government pursuant to its obligations under the contract shall be deemed to have discharged the Government's obligations under the contract to the extent of the amounts so paid or reimbursed or such actions taken. The actual change of ownership took place on January 5, 2017, and the rent payments from that date to the current date were paid to former lessor and both lessor and former lessor waive rental claims stemming from those payments.
- 7. PC 8610, LP, (Lessor) agrees to indemnify and then save harmless the United States of America from and against any actions, loss, claims, or damages the United States of America may suffer or sustain by reason of the United States of America making payment under the Lease to R AND E PROPERTIES, LLC.
- 8. The new owner of GS-07B-17448 is required to complete the GSA form 3518 enclosed and return it with the Lease Amendment which will be made part of the lease.
- 9. PAYEE ADDRESS: PC 8610, LP
250 W. Nottingham, Suite 115
San Antonio, Texas 78209-1698
DLIN 080613979

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

[Redacted] the above date.

IN PRE [Redacted]

Signature: [Redacted]

Name: [Redacted]

Title: Manager

Title: Member

Date: 1/24/17

[Redacted]

PRESENT [Redacted]

Signature: [Redacted]

Name: Esther Schuster

Title: K OWNER

Title: K OWNER

Date: 1/24/17

Date: 1-24-17

[Redacted]

Name: TRACY A. HARTEE

Lease Contracting Officer
General Services Administration
819 Taylor Street
Fort Worth, TX 76102-6105

Date: 1/31/17

Lease Amendment Form 07/12