

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-10P-LAK07452
ADDRESS OF PREMISES  Mindoro Business Park, Unit D 651 East 100 <sup>th</sup> Avenue Anchorage, AK 99515-2696	PDN Number:

**THIS AMENDMENT** is made and entered into between

**ANR COMMERCIAL LLC**

whose address is: 112 Woodland Road  
Goldendale, WA 98620-2613

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 **establish the lease commencement date and lease term, and revise the annual rent table.**

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 **February 16, 2015** as follows:

The Lease Term Paragraph is hereby modified.

**LEASE TERM**

To Have and To Hold the said Premises with its appurtenances for the term beginning February 16, 2015 and continuing through February 15, 2025 subject to termination and renewal rights as are hereinafter set forth.

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: Manager  
 Entity Name: ANR Commercial LLC  
 Date: 2/19/15

**FOR THE GOVERNMENT**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: 3 March 2015

**WITNESSED FOR THE LESSOR BY**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 2-19-15

Paragraph 1.06A is hereby amended by deleting the existing text and inserting in lieu thereof the following to update Tenant Improvements Rent line item.

**1.06 RENT AND OTHER CONSIDERATION (MAY 2014)**

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	<b>FIRM TERM</b>	<b>NON-FIRM TERM</b>
	<b>ANNUAL RENT</b>	<b>ANNUAL RENT</b>
SHELL RENT <sup>1</sup>	\$94,752.00	\$95,088.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	TO BE DETERMINED	\$00.00
OPERATING COSTS <sup>3</sup>	\$ 7,550.00	\$ 7,550.00
PARKING <sup>4</sup>	\$ 00.00	\$ 00.00
<b>TOTAL ANNUAL RENT</b>	<b>\$102,302.00</b>	<b>\$102,638.00</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$19.74 per RSF multiplied by 4,800 RSF

(Non-Firm Term) \$19.81 per RSF multiplied by 4,800 RSF

<sup>2</sup>Tenant Improvement Allowance is \$10,000 amortized over the remaining firm term, upon acceptance of improvements, at 7% amortization rate. At its sole discretion, the Government may use all or part of the TIA.

<sup>3</sup>Operating Costs rent calculation: \$1.5729166 per RSF multiplied by 4,800 RSF. (Operating Costs are defined elsewhere herein)

<sup>4</sup>Parking costs described under sub-paragraph G below (parking costs included within Shell Rent)\*

INITIALS:

  
LESSOR

&

  
GOVT