

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.2
	TO LEASE NO. GS-06P-01045
ADDRESS OF PREMISES 2315 2 ND AVENUE NORTH FORT DODGE, IA	PDN Number: PS0031328

THIS AMENDMENT is made and entered into between **David L. Jones**

whose address is: [REDACTED]

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

WHEREAS, the parties hereto desire to amend the above Lease, as follows: The purpose of this lease amendment is to provide Notice to Proceed for the Change Order, detailed and attached hereto.

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 as follows:

Notice to Proceed is hereby issued for the Change Order #1 as detailed in the attachment, for \$7,901.23.

In accordance with Lease Section 1.08 (TENANT IMPROVEMENT ALLOWANCE, AUG 2011) and Section 1.09 (TENANT IMPROVEMENT RENTAL ADJUSTMENT, AUG 2011) the amount of **\$206,123.40** will be amortized at **6%** interest over the remainder of the firm term, and **\$106,135.25** (\$98,234.02 previous lump-sum amount + \$7,901.23 Change Order #1) will be paid by lump-sum upon completion, inspection, and acceptance of the space by the Government. At such time, a Lease Amendment will be issued that details the monthly payment computations and invoicing instructions for the lump-sum payback.

The Government reserves the right to make lump-sum payments for any or all work covered by the Tenant Improvement Allowance, resulting in reduction of the Tenant Improvement component of the rent.

No costs associated with the building shell items are knowingly included in the final Tenant Improvement amount.

(See Page 2 Attachment ~ Details of Change Order #1)

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: [REDACTED]
 Title: [REDACTED]

Date: 5/19/15

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Real Estate Acquisition Division

Date: 5/28/2015

WITNESSES: [REDACTED]

Signature: [REDACTED]
 Name: K. S. S. [REDACTED]
 Title: _____
 Date: 5-19-15