

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.3
	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: 

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 accept the construction as substantially complete, and begin amortized payback of the Tenant Improvement costs as well as lump sum amounts.

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:


1. **Effective July 1, 2015**, and in accordance with Lease Sections 1.08 (*TENANT IMPROVEMENT ALLOWANCE, AUG 2011*) and Section 1.09 (*TENANT IMPROVEMENT RENTAL ADJUSTMENT, AUG 2011*) the amount of **\$171,769.50** will be amortized at **6%** interest over the remainder of the firm term (**63 months**) beginning July 1, 2015 and continuing until September 30, 2020 (see payment graph, below).

(Continued on Page 2)


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 GOVERNMENT

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 7/2/15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: Notary Public
Date: 6-22-15

Months	Annualized			Total Annual Rent	Total Monthly Rent
	Shell	Base Cost of Services	Tenant Improvement Allowance		
July 1, 2015~Sept 30, 2020	\$ 55,000.00	\$ 29,000.00	\$ 38,222.23	\$ 122,222.23	\$ 10,185.19
Oct 1, 2020~Sept 15, 2023	\$ 55,000.00	\$ 29,000.00	\$ -	\$ 84,000.00	\$ 7,000.00

Shell rent calculation: \$10.456274 per RSF multiplied by 5,260 RSF

Cost of Services Base was established at \$29,000.00 and may have been amended.

The Tenant Improvement Allowance of \$171,769.50 is amortized at a rate of 6.00 percent per annum over the remainder of the firm term (63 months).

In accordance with Lease Section 1.15 (OPERATING COST BASE, Aug 2011) the Base Rate for operating costs was established at \$29,000/annum (\$5.5133080 per RSF) and the base year remains 09/16/2013. Current Operating Costs may have been adjusted.

2. Additionally, and in accordance with lease paragraph 1.09 of subject Lease, \$140,489.15 will be paid by lump sum, when inspected by the Government and accepted as substantially complete, and when invoiced as outlined below.

The original invoices for the lump-sum totals should be submitted electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process invoices electronically may mail the invoices to the following:

GSA Office of Finance
P.O. Box 17181
Ft. Worth, TX 76105-0181

Invoices shall include:

- Invoice Date
- Name of Lessor, as shown on the Lease
- Lease contract number (GS-06P-01045), Lease Amendment number (No. 3), and building address
- Description, price, and quantity of items delivered
- PDN # PS0031328

Invoice must be either submitted on company letterhead or signed by the person with whom the lease is made.

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Shari Ertz, Leasing Specialist
East Leasing Services (Code 6P1RE)
2300 Main Street
Kansas City, MO 64108

Or emailed to the following email address: shari.ertz@gsa.gov

3. The Lessor hereby waives restoration as a result of all improvements.

INITIALS:


LESSOR

&


GOVT