

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05B-18853
LEASE AMENDMENT	
ADDRESS OF PREMISES: 2001 Killebrew Dr. Bloomington, MN 55425	PDN Number: PS0029019

THIS AGREEMENT, made and entered into this date by and between BLN Office Park Associates, Ltd

whose address is: 2001 Killebrew Dr. Ste 50  
Bloomington, MN 55425

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 19, 2014, as follows:

1. This Lease Amendment represents your Notice to Proceed (NTP) with the construction of the Tenant Improvements in the amount of \$1,107,952.18. Of the \$1,107,952.18 Tenant improvement costs, only \$733,920.00 are amortized into the rent for ten (10) years at the rate of 7.0% as described in the Lease. The remaining \$374,032.18 shall be paid to Lessor upon completion as described herein. The lease requires completion of the construction no later than 60 working days from the Notice to Proceed.
2. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$374,032.18, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Lease Contracting Officer.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Lease Contracting Officer) electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

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:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Managing General Partner  
Entity Name: BLN Office Park Associates  
Date: May 28, 2014

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Public \_\_\_\_\_  
Date: 6/12/2014

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Leasing Agent  
Date: May 28, 2014

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

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

General Services Administration  
Attn: Joanne Ladwig, Lease Contracting Officer  
230 Dearborn St. Room 3300  
Chicago, IL 60604

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0029019

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

3. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A (13 pages).
4. All other terms and conditions of the lease shall remain in force and effect.

INITIALS:

  
LESSOR

&

  
GOV'T