

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LMO61024
LEASE AMENDMENT	
ADDRESS OF PREMISES 4102 S Arizona Ave Joplin, MO 64804-3216	PDN Number: N/A

THIS AMENDMENT is made and entered into between

whose address is: Triangle Industrial Park Partnership
7939 Floyd, Suite 200
Overland Park, KS 66204-3724

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

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this lease amendment is to establish the Substantial Completion of Tenant Improvements.

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 August 16, 2017, as follows:

1. Please reference Exhibit D for the Notice to Proceed issued on May 3, 2017. Exhibits A through C are referenced within the email.
2. There was one change order for [REDACTED] for the additional charge for moving furniture. Please reference Exhibit E. This brings the new total for tenant improvements to \$50,318.25
3. Paragraph 1.03 of the Lease is deleted in its entirety and replaced with the following:
 - a. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates: (See rent chart on next page)

This Lease Amendment contains 2 pages and Exhibits A-E.

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: [REDACTED]
Name: Michael H. Fishman
Title: Managing Partner
Entity Name: Triangle Industrial Park Partnership
Date: 8.30.17

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Joseph J. Schurle
Title: Lease Contracting Officer
GSA, Public Buildings Service, Real Estate Acquisition Division
Date: 9/7/17

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: MICHELLE HARRIS
Title: DIRECTOR OF ADMINISTRATION
Date: 8/30/17

	8/16/2017 – 7/15/2027
	ANNUAL RENT
SHELL RENT	\$200,493.68
TENANT IMPROVEMENTS RENT ¹	\$ 6,445.92
OPERATING COSTS	\$ 85,000.00
PARKING	\$ 0.00
TOTAL ANNUAL RENT	\$291,939.60

Tenant Improvements of **\$50,318.25** are amortized at a rate of 5 percent per annum over 119 months.

- Lessors address has changed to the following: Triangle Industrial Park Partnership, 7939 Floyd, Suite 200 Overland Park, KS 66204-3724.

INITIALS: *MA* LESSOR & *JA* GOVT