GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT  
SUPPLEMENTAL AGREEMENT NO. 2  
DATE:  
TO LEASE NO. LMT14267  

ADDRESS OF PREMISES: Oilfield Avenue Complex  
966 Oilfield Avenue  
Shelby, MT 59474

THIS AGREEMENT, made and entered into this date by and between:

LESSOR: SHELBY, CITY OF 112 1ST ST S  
SHELBY, MT 59474-1964

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, June 1, 2010 as follows:

This SLA is issued to establish the commencement date of the lease and establish the total Annual Rent:

*1. To establish the Commencement Date and Termination Date of the Lease by deleting paragraph 2 of the SF2 portion of the Lease and substituting the following Term: TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 112 years Commencing on June 1, 2010 through May 31, 2026, subject to termination renewal rights as may be hereinafter set forth."

*2. To establish the total Annual Rent, paragraph 3 of the Lease contract is deleted in its entirety and replaced as follows: The Government shall pay the Lessor, commencing on the Commencement Date, annual rent as follows:

Upon beneficial occupancy by the Government, Annual Rent of $199,216.76 or $26.82 per RSF, at the rate of $8,498.66 per month in arrears for base year.

Annual Rent consists of four (4) components:

a. Shell Rent. Shell Rent Rate is $68,014.24 or $18.48 per RSF, at the rate of $8,498.66 per month, for years 1 through 16. Shell Rental Rate includes base year share of annual payment to Tock County and School District 14, in lieu of taxes, which is $6,200.00 per RSF.

b. Base Operating Costs. Base year services cost is $21,146.00 or $5.42 per RSF, at the rate of $1,282.24 per month.

c. Amortized Tenant Improvement. Annual amortized TI rental is $17,787.48 or $4.72 per RSF, at the rate of $1,478.79 per month, for years 1 through 16.

d. Full Service Rent. 

<table>
<thead>
<tr>
<th>Rent Breakdown (Years 1 - 16)</th>
<th>Per RSF</th>
<th>Annual Rent</th>
<th>Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shell Rent</td>
<td>$18.48</td>
<td>$68,014.24</td>
<td>$5,667.86</td>
</tr>
<tr>
<td>Operating Cost</td>
<td>$5.42</td>
<td>$21,146.00</td>
<td>$1,762.24</td>
</tr>
<tr>
<td>Amortization of TI</td>
<td>$4.72</td>
<td>$17,787.48</td>
<td>$1,478.79</td>
</tr>
<tr>
<td>Full Service Rent</td>
<td>$28.62</td>
<td>$180,917.78</td>
<td>$15,076.56</td>
</tr>
</tbody>
</table>

Rent for a lessor period shall be prorated. Rent shall be payable through Electronic Funds Transfer (EFT) to:

SHELBY, CITY OF  
112 1ST ST S  
SHELBY, MT 59474-1964

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 above date.

LESSOR: 

(Official Title)

IN PRESENCE OF:

(Official Title)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE, MOUNTAIN PLAINS SERVICE CENTER

BY 

(Official Title)

(Address)

(Official Title)