

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	Date:
	TO LEASE NO. GS-08P-14545	

ADDRESS OF PREMISES:

Jeans Fork Warehouse
350 S. Billing Blvd
Billings, MT 69101-4764

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

whose address is: **Jeans Fork Cattle Company**
c/o Aldonna Blain
111 Jack Street
Billings, MT 59101-9729

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 February 19, 2013 As follows:

This SLA is issued to modify the following paragraphs in the lease: **1.03 A:**

I. Paragraph 1.03 subpart A of the Lease shall be deleted in its entirety and replaced with the following:

"A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

Dates	Annual Shell	Annual Operating Costs*	Annual Real Estate Taxes**	Annual Tenant Improvements***	Total Annual Rent
9/1/11-2/28/13	\$37,815.58	\$15,000.00	\$3,434.42	\$0.00	\$56,250.00
3/1/13-8/31/16	\$37,815.58	\$15,000.00	\$3,434.42	\$15,460.77	\$71,710.77
9/1/16-8/31/18	\$41,940.58	\$15,000.00	\$3,434.42	\$0.00	\$60,375.00

*Annual Operating Cost- operating cost escalation applied on the anniversary of the lease

**Annual Real Estate Taxes- Lessor must submit proof of payment of taxes in full within 60 days of paying them. At that time the Government will reimburse the difference if the taxes are higher than the tax rate established above however, if the taxes are less than the established rate the Lessor will owe the Government reimbursement.

*** Annual Tenant Improvements- The total Tenant Improvements in the amount of \$47,870.55 will be amortized for a period of 42 months at 7% interest rate starting on March 1, 2013. "

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, Jeans Fork Cattle Company

BY

[Redacted Signature]

Owner
(Title)

office manager
(Title)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

[Redacted Signature]

lease contracting officer