

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT No. 2	DATE October 2, 2012
	TO LEASE NO. GS-08P-14699	

ADDRESS OF PREMISE [Redacted] Building  
420 Barrett Street  
Dillon, MT 59725-3588

THIS AGREEMENT, made and entered into this date by and between  
  
MOUNTAIN STATES LEASING/DILLON  
Whose address is P.O. BOX 3502  
BUTTE, MT 59702-3502

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:  
  
WHEREAS, the parties hereto desire to amend the above Lease to set the term of the lease and reflect all changes necessary due to final cost reconciliation.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, **October 2, 2012**, as follows:

Lease Paragraphs 2, 7, 10, and 13 are hereby replaced by the following:  
  
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 2, 2012, and continuing through October 1, 2032, subject to termination and renewal rights as may be hereinafter set forth."

SLA 2 continues on Page 2.

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.

*Manager/Owner*  
(Title)

[Redacted Signature]

\_\_\_\_\_  
Contracting Officer  
(Official Title)

[Redacted Signature]

"7. In accordance with the SFO Paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the amount of \$439,260.68 shall be amortized through the rent for 20 years at the rate of 8%."

"10. In accordance with the SFO Paragraph entitled *Common Area Factor*, the common area for the space is established at 1.13029704. (36,035 rsf/31,881 usf)."

13. "Rental Schedule.

Office rental rates				
Shell	YR 1-5	YR 6-10	YR 11-15	YR 16-20
YR 1-5 /rsf	\$ 443,975.50			
YR 6-10 /rsf		\$ 470,481.50		
YR 11-15 /rsf			\$ 496,987.50	
YR 16-20 /rsf				\$ 523,493.50
Operating cost	\$ 176,276.00	\$ 176,276.00	\$ 176,276.00	\$ 176,276.00
Taxes	\$ 40,289.00	\$ 40,289.00	\$ 40,289.00	\$ 40,289.00
TI's	\$ 44,089.83	\$ 44,089.83	\$ 44,089.83	\$ 44,089.83
Warehouse rental rates				
Shell	YR 1-5	YR 6-10	YR 11-15	YR 16-20
YR 1-5	\$ 109,583.50			
YR 6-10		\$ 114,348.00		
YR 11-15			\$ 119,112.50	
YR 16-20				\$ 123,877.00
Operating cost	\$ -	\$ -	\$ -	\$ -
Taxes	\$ -	\$ -	\$ -	\$ -
TI's	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Rent*</b>	<b>\$ 814,213.83</b>	<b>\$ 845,484.33</b>	<b>\$ 876,754.83</b>	<b>\$ 908,025.33</b>

\*Annual escalation will be applied to operating costs per SFO paragraphs.

\*Base amounts are indicated for illustrative/evaluation purposes only.

\*CAF will be used to convert rates from RSF to USF."

Initials: J & R  
 Govm't Lessor