

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. LND14563
ADDRESS OF PREMISES Kirkwood Office Tower 919 S. 7 <sup>th</sup> Street Bismarck, ND 58504-5843	

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

whose address is: Pinnacle Development  
1505 Interchange Avenue  
Bismarck, ND 58501-2080

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 1, 2012 as follows:

- A. Use of the GSA form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."
- B. To increase the amount of area leased by the Government; end
- C. To change the rental payment schedule; end
- D. To increase the percentage of occupancy.

B.) The Lessor and Government have agreed to increase the amount of leased area by 1,330 Rentable Square Feet (RSF) yielding 1,330 ANSI/BOMA Office Area (ABOA) herein defined as the "Expansion Area." The total square footages of the leased premise shall change from 4,382 RSF and 4,382 ABOA to 5,712 RSF and 5,712 ABOA. The specific leased area the Government will acquire from the Lessor is depicted and outlined on the attached Floor plan labeled Exhibit "A."

C.) The new Rental amounts shall be as follows:


Effective December 1, 2012 through November 30, 2020 [expiration date of this lease] the total annual rental shall be \$74,558.56 at the rate of \$6,213.05 paid monthly in arrears. The total annual rent consists of Shell Rent of \$42,325.92, Real Estate Taxes of \$4,626.72 and Operating Rent of \$27,603.92. The anticipated date of occupancy is December 1, 2012.

D.) The percentage of occupancy for Real Estate Tax purposes shall change from 11.2% to 14.6% [5,712 x 39,125]. This Lease Amendment contains 1 page.

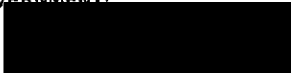
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature:   
Name: William Skathob  
Title: Partner  
Entity Name: Pinnacle Development  
Date: 1-23-13

FOR THE GOVERNMENT:

Signature:   
Name: Ryan Lindberg  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 1-24-2013

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Dean Kerzman  
Title: General Manager  
Date: 1-23-13