

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE: 8/7/2013
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TO LEASE NO. GS-08P-LND14730

ADDRESS OF PREMISES 821 E. Interstate Ave. Bismarck, ND 58503

THIS AGREEMENT, made and entered into this date by and between Interstate Investors, LLP whose address is 915 North 1st Street Bismarck, ND 58501, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire reconcile the negotiated terms of the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended,	September 1,2013	As follows:
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Paragraph 1.03 Rent and Other Considerations is hereby revised as follows:

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

	Firm Term	Non Firm Term
	Annual Rent	Annual Rent
Shell Rent ¹	\$114,576.03	\$114,576.03
Tenant Improvements rent	\$ 0.00	\$0.00
Operating Costs ³	\$ 41,463.00	\$ 41,463.00
Taxes	\$ 16,256.46	\$ 16,256.46
Parking	\$ 0.00	\$ 0.00
Total Annual Rent	\$172,295.49	\$172,295.49

¹Shell rent (Firm Term) calculation: \$8.29 per RSF multiplied by 13,821 RSF

²Tax calculation: \$1.18 per RSF multiplied by 13,821 RSF

³Operating Costs rent calculation: \$3.00 per RSF multiplied by 13,821 RSF...."

Paragraph 1.12 Establishment of Tax Base is hereby revised as follows:

"The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment paragraph of the lease is \$16,256.46"

Paragraph 1.14 Rate for Adjustment for Vacant Leased Premises is hereby revised as follows:

"... the operating costs paid by the Government as part of the rent shall be reduced by \$1.76 per ABOA SF of space vacated by the Government."

Paragraph 1.15 Hourly Overtime HVAC Rates is hereby deleted in its entirety:

Paragraph 1.16 24-Hour HVAC Requirement is hereby deleted in its entirety:

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, Interstate Investors, LLP

(Signature) (Title)

IN PRESENCE OF

(Signature) (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE, WYOMING/UTAH SERVICE CENTER.

BY _____ **CONTRACTING OFFICER**
(Signature) (Official Title)