GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
3425 MIRIAM AVE
BISMARCK, ND 58501

LEASE AMENDMENT No. 1
TO LEASE NO. GS-08P-LND14812
PDN Number:

THIS AMENDMENT is made and entered into between

Pete Brendel
3022 Sleepy Hollow Loop
Bismarck, ND 58501-2188

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 3/1/2017 as follows:

Section 1.03 Rent and Other Considerations, Item A is hereby deleted and replaced with the following:

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

<table>
<thead>
<tr>
<th></th>
<th>3/1/2017 - 7/18/2021</th>
<th>7/19/2021 - 7/18/2026</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SHELL RENT</strong></td>
<td>$295,361.04</td>
<td>$295,361.04</td>
</tr>
<tr>
<td><strong>TENANT IMPROVEMENTS RENT</strong></td>
<td>$16,886.97</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>OPERATING COSTS</strong></td>
<td>$102,158.16</td>
<td>$102,158.16</td>
</tr>
<tr>
<td><strong>BUILDING SPECIFIC AMORTIZED CAPITAL</strong></td>
<td>$1,827.17</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>PARKING</strong></td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td>$416,233.34</td>
<td>$397,519.20</td>
</tr>
</tbody>
</table>

This Lease Amendment contains 2 pages.

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: [Redacted]
Name: Pete Brendel
Title: [Redacted]
Entity Name: [Redacted]
Date: 3-28-2017

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: Randi Heller
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 4-9-17

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: Shawn Krueger
Title: [Redacted]
Date: 3-28-17

Lease Amendment Form 12/12
Shell rent (Firm Term) calculation: $13.82 per RSF multiplied by 21,372 RSF
The Tenant Improvement Annual Rent has been calculated as follows: $74,584.10 amortized over the remaining 53 months of the firm term at 0% Interest.
Operating Costs base calculation: $4.78 per RSF multiplied by 21,372 RSF
Building Specific Amortized Capital (BSAC) has been calculated as follows: $8,970 amortized over the remaining 53 months of the firm term at 0% Interest.
Parking costs described under sub-paragraph G below.