



Lease Amendment
Number 2

Lease Number: GS-09B-02746 Date: APR 16 2013

7080 La Cienega Street, Las Vegas, Nevada 89119-4222

THIS AGREEMENT made and entered into this date by and between VAC BARN, LLC

whose address is: 1806 Industrial Road, Las Vegas, Nevada 89102-2618

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

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

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows to provide Notice to Proceed with Change Order No. 1, to accept Lessor provided tenant improvement concession funds, and to clarify the space acceptance terms due to construction delay.

Notice to Proceed -- Change Order Number 1

As of March 19, 2013, the Lessor is hereby issued Notice to Proceed with construction of the scope of work in Change Order Number 1, Exhibit "G" in the amount of \$21,803.44. Exhibit "G", Change Order Number 1, Total of 2 Pages is attached to and made a part of Amendment Number 2 to Lease Number GS-09B-02746. Upon completion and acceptance of the work required under Change Order Number 1, the Government shall make a lump sum payment to the Lessor in the amount of [REDACTED] (Change Order Number 1 is [REDACTED] - Lessor TI Concession of [REDACTED] - Remaining TI allowance to be amortized \$5,389.42).

Tenant Improvement Funding Concession

The Lessor shall provide a Tenant Improvement Concession in the amount of [REDACTED] which may be used to reduce the amount owed by the Government for tenant improvement construction costs and/ or any Government directed change orders.

Tenant Improvement Rental Adjustment

In accordance with Lease Section 1.07 per SLA Number 1, the Government will use the remaining tenant improvement allowance balance of \$5,389.42 (Maximum Tenant Improvement Allowance of \$134,496.42 - Tenant Improvement Construction Cost of \$129,107.00) for Change Order Number 1. The total allowance of \$134,496.42 shall be amortized in the rent over the five (5) year firm term of this lease at an interest rate of 5 percent per year.

Space Acceptance Rent Start Date Requirement due to Construction Delay

The acceptance of space shall be in accordance with Section 4.10 Acceptance of Space and Certificate of Occupancy (Apr 2011) of this Lease and this requirement which is made apart of Lease Number GS-09B-02746 by Amendment Number 2:

The space acceptance rent start date shall be on or after May 15, 2013 to coincide with expiration of Government Lease No. GS-09B-01072 which is currently extended to May 14, 2013 due to Lessors' construction delay. The Lessor and the Government hereby agrees to Government's full occupancy and use of space as outlined under this Lease at No Cost to the Government as physical occupancy may occur on or before May 15, 2013.

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

Signature Page to Follow



Continued from Page 1

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IN W [redacted] as of the above date.

Less

By

3/20/2013 Mgr. Mbr.
(Title)

1806 INDUSTRIAL RD. LV NV
(Address) 89102

Public Buildings Service.

CONTRACTING OFFICER
(Official Title)