

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-10B-07271** BLDG NO. **OR6522ZZ**

ADDRESS OF PREMISES

Wilson Building 1375 SE Wilson Ave Bend, OR 97702-1435

THIS AGREEMENT, made and entered into this date by and between Wilson Building LLC.
Whose address is 61547 Tam McArthur LP Bend, OR 97702-1127

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 15, 2013, as follows:

Lease Amendment (LA) Number 1 has been prepared to provide for the Government's acceptance of the Tenant Improvements set forth in section 1.09 of the lease. The Government elects to amortize the total cost of the Tenant Improvements which amount to \$5,820.00 over the remaining firm term of the lease. Therefore Paragraph 1.03 A is deleted in its entirety and replaced below.

1.03 RENT AND OTHER CONSIDERATIONS (JUN 2012)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates for Block "A", 3,386 RSF:

Block A

	5/15/2013-7/14/2013 ¹	7/15/2013-12/14/2018	12/15/2013-5/14/2018	5/15/2018-5/14/2023
	Annual Rent	Annual Rent	Annual Rent	Annual Rent
Shell Rent ¹	\$0.00	\$51,467.20 ²	\$51,467.20 ²	\$56,613.92 ²
Tenant Improvements Rent ³	\$0.00	\$0.00	\$1,503.31	\$0.00
Operating Costs ⁵	\$0.00	\$24,108.32 ⁴	\$24,108.32 ⁴	\$24,108.32 ⁴
Total Annual Rent	\$0.00	\$75,575.52	\$77,078.83	\$80,722.24

¹ Free rent is provided for the period of 5/15/2013 - 7/14/2013

² Shell rent calculation: \$15.20 per RSF multiplied by 3,386 RSF for 7/15/2013 - 5/14/2018 and \$16.72 per RSF multiplied by 3,386 RSF for 5/15/2018 - 5/14/2023.

³ The Tenant Improvement Allowance is \$5,820.00 and will be amortized at a rate of 6 percent per annum over the remaining firm term of the lease - 12/15/2013 thru 5/14/2018 (53 months)

⁴ Operating Costs rent calculation: \$7.12 per RSF multiplied by 3,386 RSF.

⁵ Operating Costs will be adjusted per Paragraph 2.09, throughout the term of the lease.

FOR THE

Signature: _____

Name: _____

Title: Member

Entity Name: Wilson Building LLC

Date: 1-6-2014

FOR THE

Signature: _____

Name: _____

Title: Lease Contracting Officer

Entity Name: GSA, Public Building Service

Date: JAN 14 2014

LINDSEY D. SNOW
CONTRACTING OFFICER

WITNES

Signature: _____

Name: Kathryn MARY

Title: _____

Date: 1/6/2014

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates for Block "B", 372 RSF:

Block B

	5/15/2013- 12/14/2013	12/15/2013- 5/14/2018	5/15/2018- 5/14/2023
	Annual Rent	Annual Rent	Annual Rent
Shell Rent ¹	\$6,993.60	\$6,993.60	\$7,692.96
Tenant Improvements Rent	\$0.00	\$0.00	\$0.00
Operating Costs	\$0.00	\$0.00	\$0.00
Total Annual Rent	\$6,993.60	\$6,993.60	\$7,692.96

¹ Full Service rent (Firm Term) calculation: \$18.80 per RSF multiplied by 372 RSF for 5/15/2013-5/14/2018 and \$20.68 multiplied by 372 RSF for 5/15/2018-5/14/2023

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

 

Lessor Government