

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 2</b> <b>TO LEASE NO. GS-08P-LUT14917</b>
<b>ADDRESS OF PREMISES: 176 E. DL Sargent Drive, Cedar City, UT</b>	<b>PDN Number:</b>

**THIS AMENDMENT** is made and entered into between Zion Drug, Inc.

whose address is: 562 S. 1530 W., Hurricane, UT 84737

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

**WHEREAS**, the parties hereto desire to amend the above Lease: to amend the commencement date of the tenant improvements.

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 August 4, 2017 as follows:

1.03 A is hereby deleted and replaced with the following.

**RENT AND OTHER CONSIDERATION (SEP 2015)**

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

	02/01/2017 – 5/31/2017* 6/1/2017-01/31/2020	02/01/2020 – 1/31/2025
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$196,126.14	\$246,419.52
TENANT IMPROVEMENTS RENT <sup>2</sup>	*\$0.00/\$ 19,881.60	\$ 19,881.60
OPERATING COSTS <sup>3</sup>	\$ 82,198.56	\$ 82,198.56
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$0.00	\$0.00
PARKING <sup>5</sup>	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	*\$278,324.70/\$298,206.30	\$348,499.68

\* Indicates Tenant Improvement rate reduction from February 1, 2017 – September 1, 2017 during the time the Tis are being constructed.

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: \_\_\_\_\_

Name: David B. Stirland

Title: Owner

Entity Name: Zion Drug, Inc

Date: 8-4-17

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_

Name: Christy Sebring

Title: Lease Contracting Officer

GSA, Public Buildings Service, 8/9/17

Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_

Name: Beatrice Stirland

Title: Secretary

Date: 8-4-2017

	02/01/2025-1/31/2030	02/01/2030 - 1/31/2034
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$289,502.37	\$338,533.91
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 19,881.60**	\$0.00
OPERATING COSTS <sup>3</sup>	\$ 82,198.56	\$ 82,198.56
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$0.00	\$0.00
PARKING <sup>5</sup>	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$391,582.53/\$371,700.93	\$420,732.47

	02/01/2034-1/31/2037	
	ANNUAL RENT	
SHELL RENT <sup>1</sup>	\$416,047.00	
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 0.00	
OPERATING COSTS <sup>3</sup>	\$ 82,198.56	
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$0.00	
PARKING <sup>5</sup>	\$ 0.00	
TOTAL ANNUAL RENT	\$498,245.56	

<sup>2</sup>Tenant Improvements of \$156, 205.60 are amortized at a rate of 5% percent per annum over 10 years.

<sup>3</sup>Operating Costs rent: As stated in Section 1.14 base \$82,198.56

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of X percent per annum over XX years

<sup>5</sup>Tenant Improvements will be billed and paid for 120 months. Annual rent will be reduced accordingly at that time."

INITIALS:

LESSOR

GOV'T