

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 1</b>  <b>TO LEASE NO. GS-08P-LWY00226</b>
<b>ADDRESS OF PREMISES</b> 5353 YELLOWSTONE RD CHEYENNE, WY 82009-4178	<b>PDN Number: PS0042199</b>

**THIS AMENDMENT** is made and entered into between **GOVERNMENT PROPERTIES INCOME TRUST LLC**

whose address is: 255 Washington Street, Suite 300  
Newton, MA 02458-1634

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

**WHEREAS**, the parties hereto desire to amend the above Lease by specifying Daytime Cleaning for [REDACTED]

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 10/1/2018 as follows:

**Paragraph 1.03.A. RENT AND OTHER CONSIDERATION (OCT 2016)** shall be deleted in its entirety and replaced with the following:

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

	10/1/18 – 9/10/2019	9/11/2019 – 9/10/2022
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$1,314,285.25	\$1,526,499.25
OPERATING COSTS <sup>2</sup>	\$ 679,299.80	\$ 679,299.80
PARKING <sup>5</sup>	\$ 0.00	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$1,993,585.05</b>	<b>\$2,205,799.05</b>

<sup>1</sup>Shell rent calculation:

(9/11/2017 – 9/10/2019) \$12.39 per RSF multiplied by the RSF stated under Paragraph 1.01

(9/11/2019 – 9/10/2022) \$14.39 per RSF multiplied by the RSF stated under Paragraph 1.01

<sup>2</sup>Operating Costs rent calculation: \$6.40 per RSF multiplied by the RSF stated under Paragraph 1.01 and includes [REDACTED] Daytime Cleaning at a rate of \$0.038 per RSF. The Operating Costs of \$679,299.80 do not include the 2018 operating cost adjustment due 9/11/2018 which shall be added to the Total Annual Rent stated herein.

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: David M. Blackman

Title: President and CEO

Entity Name: Government Properties Income Trust LLC

Date: October 12, 2018

**FOR THE GOVERNMENT:**

Signature: [REDACTED]

Name: Kristin Howes

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 10/11/18

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]

Name: Michelle Golonka

Title: Administrative Assistant

Date: October 12, 2018



Paragraph 1.14 OPERATING COST BASE (OCT 2016) shall be deleted in its entirety and replaced with the following:

**1.14 OPERATING COST BASE (OCT 2016)**

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be **\$6.40** per RSF and shall also include [REDACTED] Daytime Cleaning at a rate of \$0.038 per RSF (\$679,299.80 per annum). The operating cost adjustment due 9/11/2018 shall be calculated using the original base amount of \$675,221.00. Beginning 9/11/2019 and each year thereafter, operating cost adjustments shall be calculated using the new base of \$679,299.80

**Paragraph 7.02 MODIFIED PARAGRAPHS of the Lease is amended to add the following:**

G. Notwithstanding anything contrary contained in Section 6.07 Janitorial Services (JUN 2012), or elsewhere in the lease, the Lessor agrees to provide daytime cleaning and all necessary labor, material, equipment, supervision and quality control required for the implementation of day time cleaning for the [REDACTED] space on the 2<sup>nd</sup> floor of the above referenced property. Upon submission of an invoice, The Government agrees to reimburse Government Properties Income Trust LLC with the supplemental amounts listed below annually in arrears:

10/1/2017 – 9/30/2018 [REDACTED] annual amount to be paid in September 2018

Beginning 10/1/2018, the amount of [REDACTED] in Daytime cleaning services shall be added to operating expenses and will be paid monthly in arrears. Should funding for subsequent years not be obtained, the Government may terminate the day time cleaning services in the [REDACTED] space by providing the Lessor a minimum of thirty (30) days prior written notice of their intent to terminate this service. The Lessor shall have no obligation to perform the day time cleaning services after the effective date of said termination.

The Lessor shall submit for payment for Janitorial Services for the period of 10/1/2017 – 9/30/2018. The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PS0042199** and shall be sent electronically to the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 800-676-3690.


If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

GSA, Greater Southwest Finance Center (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102

INITIALS:

  
LESSOR

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