

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-08-14583**

ADDRESS OF PREMISES **Best Equity Building
620 N. Highway 14-16, Unit S-T
Gillette, Wyoming 82718-8577**

THIS AGREEMENT, made and entered into this date by and between Best Equity, A Limited Liability Company whose address is:

**2801 E 2nd St
Gillette, Wyoming 82718-8577**

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 identifying reimbursable items and cost associated to such.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **August 27, 2012** as follows:

Paragraph 2, of the lease is hereby deleted in its entirety and replace with the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **August 27, 2012** and continuing through **August 26, 2022**, subject to termination and renewal rights as may be hereinafter set forth.

Paragraph 3, of the lease is hereby deleted in its entirety and replace with the following:

The Government shall pay the Lessor annual rent of **\$113,239.18** at the rate of **\$9,436.59** per month in arrears:

Date	Shell	Ops	Tax	TI	Total
8/27/2012- 8/26/2017	\$64,176.00	\$10,374.00	\$2,400.00	\$36,289.18	\$113,239.18
8/27/2017- 8/26/2022	\$64,176.00	\$10,374.00	\$2,400.00	\$0.00	\$76,950.00

Paragraph 4, of the lease is hereby deleted in its entirety and replace with the following:

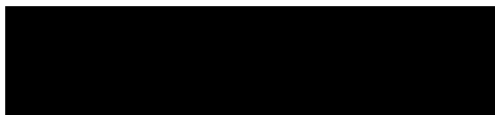
The Government may terminate this lease **in whole or in part** at any time on or after **August 27, 2017** by giving at least **90 days'** notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Paragraph 7, of the lease is hereby deleted in its entirety and replace with the following:

In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of **\$156,423.20** shall be amortized through the rent for 5 years at the rate of **6%**. The total annual cost of Tenant Improvements for the amortization period shall be **\$36,289.18**.

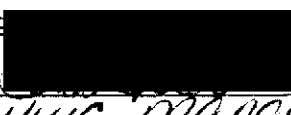
All other terms and conditions of the Lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE




Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____

FOR THE G



Signature: *Sylvia Marquet*
Name: Sylvia Marquet
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 8/14/12

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Wendy Jaguda
Title: Director of Operations
Date: 8/14/12

FOR THE LESSOR:

Initials: TS

FOR THE GOVERNMENT:

Initials: ON