

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. ONE
	TO LEASE NO. GS-08B-14629

ADDRESS OF PREMISES

1335 Main Street
Lander, WY 82520-2854

THIS AGREEMENT, made and entered into this date by and between Steven R. Pierson

whose address is:

1 [REDACTED]
[REDACTED]

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 as follows:

Paragraph 3 of Standard Form 2 for Lease No. GS-08B-14629, effective 4/1/2013, is deleted in its entirety and replaced with the following:

FIRM TERM RENT YEARS 1-8
(AUGUST 1, 2012 – MARCH 31, 2013)

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$265,861.20	\$22,137.60
TAXES	\$23,889.00	\$1,990.75
OPEX	\$85,179.80	\$5,431.65
	<u>\$354,720.00</u>	<u>\$29,560.00</u>

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.

[REDACTED]

FOR THE

[REDACTED]

Name: Claudia S Pierson PO 4 Br Steven
Title: Steven Pierson R.
Entity Name: Owner
Date: 4-24-13

Signature: [REDACTED]
Name: Darin Hotaling
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 4/24/13

WITNESSED FOR THE LESSOR BY:

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

YEARS 1-8
(APRIL 1, 2013 - MARCH 31, 2020)

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$265,651.20	\$22,137.80
TAXES	\$23,889.00	\$1,990.75
OPEX	\$65,179.80	\$5,431.65
TI	\$29,841.32	\$2,470.11
	<u>\$384,361.32</u>	<u>\$32,030.11</u>

YEARS 1-8
(APRIL 1, 2020 - JULY 31, 2020)

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$265,651.20	\$22,137.80
TAXES	\$23,889.00	\$1,990.75
OPEX	\$65,179.80	\$5,431.65
	<u>\$354,720.00</u>	<u>\$29,560.00</u>

NON FIRM TERM RENT

YEARS 9-10

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$265,651.20	\$22,137.80
TAXES	\$23,889.00	\$1,990.75
OPEX	\$65,179.80	\$5,431.65
	<u>\$354,720.00</u>	<u>\$29,560.00</u>

Paragraph 4 of Standard Form 2 for Lease No. GS-08B-14629 is deleted in its entirety and replaced with the following:

*The tenant improvement amount is hereby amended to equal \$183,780.00. The amortization rate has been negotiated at 3.5%. This Lease Amendment serves to both modify the tenant improvement amount and initiate payment of the tenant improvements. The tenant improvement will be amortized into the rent schedule effective 4/1/2013 - 3/30/2020.

INITIALS: LP & DH
LESSOR & GOV'T