

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO.1
	TO LEASE NO. GS-08P-14385

ADDRESS OF PREMISE: 599 West Price River Drive, Price, UT 84501-2838	PDN NUMBER: NA
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THIS AGREEMENT, made and entered into this date by and between
Keppel One, LLC
whose address is
505 E Route 66#A
Glendora, CA 91740

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 modify the lease term and rent and other considerations.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 1, 2015, as follows:

- I. GSA Form L201A LEASE TERM is hereby deleted and replace with the following:

LEASE TERM

To Have and To Hold the said Premises with it appurtenances for the term beginning May 1, 2015 and continuing for a period of

10 Years, 5 Years Firm,

Subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease May 1, 2015, along with any applicable termination and renewal rights, shall be more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

- II. GSA Form L201A Section 7.03 is hereby added:

A. 7.03 RENTAL SCHEDULE

	FIRM TERM	NON-FIRM TERM
	MAY 1, 2015 - APRIL 30, 2020	MAY 1, 2020 - APRIL 30, 2025
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$51,869.82	\$53,413.86
TENANT IMPROVEMENTS RENT ²	\$17,262.45	\$0
OPERATING COSTS ³	\$9,505.45	\$9,794.95
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$4,845.94	\$0
PARKING ⁵	\$0	\$0
TOTAL ANNUAL RENT	\$83,483.67	\$63,208.81

¹Shell rent calculation:
(Firm Term) \$10.75 per RSF multiplied by 4825.1 RSF
(Non-Firm Term) \$11.07 per RSF multiplied by 4825.1 RSF





²The Tenant Improvement Allowance - of \$78,111.25 will be amortized at a rate of 4 percent per annum over 5 years
³Operating Costs rent calculation: \$1.97 per RSF multiplied by 4825.1 RSF
⁴Building Specific Amortized Capital (BSAC) of \$21,927.50 will be amortized at a rate of 4 percent per annum over 5 years
⁵Parking costs of \$0

**Please note this does not include all change order to date. The Lessor is also verifying the rentable square footage amount and these will be addressed/updated as needed in LAN#2.

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 
Title: <u>WCOE</u>		Sig 
Entity Name: _____		Nar _____
Date: <u>JUNE 3 2015</u>		Title: Lease Contracting Officer
		GSA, Public Buildings Service
		Date: <u>6/3/15</u>
LESSOR BY: 		
Name: <u>CARRYN III</u>		
Title: _____		
Date: <u>6-3-15</u>		