

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 02
	TO LEASE NO.: GS-01P-LME04989
ADDRESS OF PREMISES: TWO FRANKLIN STREET BELFAST, MAINE (ME4225)	PDN Number: n/a

THIS AMENDMENT is made and entered into between **City of Belfast, Maine** whose address is: 131 Church Street Belfast, Maine 04915, 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: reconcile the tenant improvement costs, and to adjust the Annual Rent; and

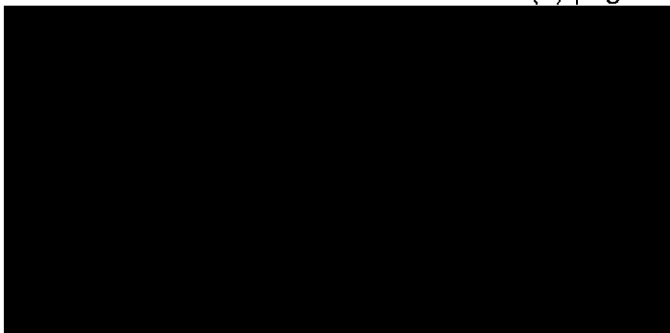
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective **January 21, 2016**, as follows:

1) **TENANT IMPROVEMENTS:**

- a) A notice to proceed dated January 9, 2015 was issued for Tenant Improvement (TI) work and Building Specific Amortized Capital (BSAC). The TI work and BSAC has been completed and a reconciliation of the TI and BSAC cost is done. The actual cost of the TI work is now \$24,694.66. The actual BSAC work is now \$4,810.00
- b) The Government acknowledges completion, inspection and acceptance of the TI and BSAC.
- c) The revised TI and BSAC cost is now \$29,504.66. In complete satisfaction for the work provided, the Government shall pay the Lessor \$29,504.66, to be amortized over the remaining firm term of the Lease at an interest rate of 0 percent (0%).

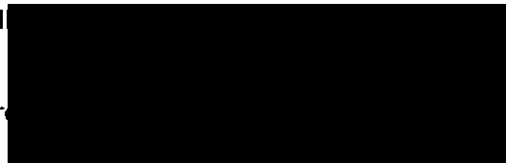
(Lease Amendment No. 02 continues on Page 2)

This Lease Amendment contains two (2) pages.



their names as of the below date.

FOR THE



Signature

Name:

Title:

Leasing Contracting Officer
GSA, Public Buildings Service,

Date:

APR 12 2016

WIT

Signature

Name:

Title:

Date:

Administrative Assistant
3/23/16

2) **RENT AND OTHER CONSIDERATION:** Paragraph 1.03A of the Lease is hereby 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:

	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$33,510.00	\$33,510.00
TENANT IMPROVEMENTS RENT ²	\$6,585.24	\$0.00
OPERATING COSTS ³	\$15,390.00	\$15,390.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$1,282.67	\$0.00
PARKING	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$56,767.91	\$48,900.00

¹Shell rent calculation:

Firm Term: \$11.17 per RSF multiplied by 3,000 RSF.

Non-Firm Term: \$11.17 per RSF multiplied by 3,000RSF.

²The Tenant Improvement Allowance of \$6,585.24 is amortized at a rate of 0 percent (0%) per annum over the remaining Firm Term.

³Operating Costs rent calculation:

Firm Term: \$5.13 per RSF multiplied by 3,000 RSF.

Non-Firm Term: \$5.13 per RSF multiplied by 3,000 RSF.

⁴The Building Specific Amortized Capital of \$1,282.67 is amortized at a rate of 0 percent (0%) per annum over the remaining Firm Term

All other terms and conditions of the lease shall remain in force and effect.

INITIALS: US LESSOR & AS GOV'T