

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. GS-08-14218

ADDRESS OF PREMISES Doggett Ranch
2929 3rd Ave. North
Suite 538
Billings, MT 59101-1944

THIS AGREEMENT, made and entered into this date by and between Doggett Ranch whose address is:
2929 3rd Ave. North
Billings, Montana 59101-1944
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 reconciling the lease and annual rental rates.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 23, 2013 as follows:

Paragraph 2 of the Lease is hereby deleted in its entirety and replaced with the following:

2. "TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning April 23, 2013, and continuing for ten (10) years, until April 22, 2023 subject to termination and renewal rights as may be hereinafter set forth."

Years	Shell	Parking	Taxes	Operating	TI's	Annual Rent
4/23/2013-4/22/2018	\$47,414.50	\$9,720.00	\$5,359.90	\$19,254.41	\$38,399.58	\$120,148.39
4/23/2018-4/22/2023	\$52,650.71	\$9,720.00	\$5,359.90	\$19,254.41	\$0.00	\$86,985.02

Paragraph 4 of the Lease is deleted in its entirety and replaced with the following:

4. "The Government may terminate this lease in whole or in part at any time after April 22, 2018 by giving 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 13 of the Lease is hereby incorporated into the lease as follows:

13. "In accordance with the SFO paragraph entitled Real Estate Taxes, the escalation base is established as \$5,359.90 annum."

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Joe _____
Title: Property Manager _____
Date: 5/9/2013 _____

FOR THE L _____
Signature: _____
Name: Elizabeth J. Doggett _____
Title: President of _____
Entity Name: Doggett Ranch _____
Date: 5/9/2013 _____

FOR THE G _____
Signature: _____
Name: Sylvia Marquez _____
Title: Lease Contract Officer _____
Entity Name: GSA _____
Date: 5/13/13 _____