



**Supplemental Lease Agreement
Number 1**

Lease Number: LMT14430 Date: 6/20/11

Plains Building, 626 2nd Avenue South, Glasgow, MT 59230-2201

THIS AGREEMENT, made and entered into this date by and between Plains Plaza, LLC whose address is 729 2nd Avenue South, Glasgow, MT 59230-2208

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: 1) Issue a Notice to Proceed for the construction of tenant improvements in the amount of \$160,168.19. Of this total, \$51,956.32 will be amortized into the rent at 0.33% per year, over 60 months. The balance of \$108,211.87 will be reimbursed to the Lessor upon completion and acceptance of the project by the Government and upon receipt of an acceptable itemized invoice from the Lessor.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 3, 2011 as follows:

I. Paragraph 3 is hereby deleted in its entirety and replaced with:

"The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Rent Breakdown (Years 1 - 5)	Annual Rent	Monthly Rent
Shell Rent	\$ 18,231.33	\$ 1,519.28
Operating Cost	\$ 7,322.42	\$ 610.20
Real Estate Tax	\$ 530.00	\$ 44.17
Amortization of TI	\$ 10,478.65	\$ 873.22
Full Service Rent	\$ 36,562.40	\$ 3,046.87

Rent Breakdown (Years 6 - 7)	Annual Rent	Monthly Rent
Shell Rent	\$ 18,231.33	\$ 1,519.28
Operating Cost	\$ 7,322.42	\$ 610.20
Real Estate Tax	\$ 530.00	\$ 44.17
Amortization of TI	\$ -	\$ -
Full Service Rent	\$ 26,083.75	\$ 2,173.65

Rent for a lesser period shall be prorated. Rent shall be made payable to:

John D. Arneson
Plains Plaza, LLC
~~729 2nd Avenue South~~ 309 Klein Ave.
Glasgow, MT 59230-2208"

II. Paragraph 7 is hereby deleted in its entirety and replaced with:

"In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$51,956.32 shall be amortized through the rent for 60 months at the rate of 00.33% per year. The total annual cost of Tenant Improvements for the amortization period shall be \$10,478.65."

III. Paragraph 16 is hereby added:

"REIMBURSABLE ITEMS: The Government agrees to reimburse \$108,211.87 to the Lessor upon completion and acceptance of the project by the government and upon receipt of an acceptable itemized invoice from the Lessor. Payment shall be forwarded to:

John D. Arneson
Plains Plaza, LLC
~~729 2nd Avenue South~~ 309 Klein Ave.
Glasgow, MT 59230-2208

The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number **PS0020504** [Invoices submitted without the PDN are immediately returned to the Vendor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Vendors who are unable to process the invoices electronically, may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102."

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 above date.

[Redacted signature area]

MARGALL
(Title)

In Pro
[Redacted signature area]

309 Klein Ave, Glasgow, MT 59230
(Address)

United States Of America, General Services Administration, Public Buildings Service.

[Redacted signature area]

lease Contracting Officer
(Official Title)