

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. GS-08P-14506

ADDRESS OF PREMISES: 4025 First Avenue South, Billings, MT 59101

THIS AGREEMENT made and entered into this date by and between Jeans Fork Cattle Company.

whose address is 111 Jack Street, Billings, MT 59101

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 extend the term of the lease and reduce the notice of termination period.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 1, 2013, as follows:

The lease term on the cover page of the lease is hereby deleted in its entirety and replaced with the following:

"The Lessor hereby leases to the Government the premises described in Sections I and II of the Form 1364A, Simplified Lease Proposal, attached hereto as Exhibit A, as further described on the floor plan attached hereto as Exhibit B ("the Premises"), together with the right to the use of the parking spaces and other areas described in Section II of said Exhibit A, to have and to hold for a term of 23 MONTHS, 12 MONTHS FIRM commencing on August 1, 2011 and ending on June 30, 2013, subject to the terms and conditions set forth below."

Section 1, Paragraph 1.02 is hereby deleted in its entirety and replaced with the following:

"The Government may terminate this Lease, in whole or in part, at any time after the Firm Term by providing not less than 30 days prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination."

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 THE LESSOR:

Signature: [Signature]
Title: owner
Entity Name: Jeans Fork Cattle Co
Date: 2/13/13

FOR THE GOVERNMENT:

Signature: [Signature]
Name: ANNA MCKEE
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 3/7/13

WITNESS

Signature: [Signature]
Name: CLAY DAVIS
Title: Office Manager
Date: 2/13/13