

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No One
	TO LEASE NO. GS-08B-14684
ADDRESS OF PREMISES 401 N. 31 <sup>st</sup> Street Billings, MT 59101	

THIS AGREEMENT, made and entered into this date by and between Billings 401 Joint Venture

whose address is:

404 N. 31<sup>st</sup> Street, Suite 100  
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.

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

Paragraph 7.03 of Lease No. GS-08B-14684, effective 5/23/2013, is added to include the following language:

The tenant improvements have been priced out to total \$40,635.00. A 5% interest rate will be applied to the Tenant Improvements. Upon completion and acceptance of the tenant improvements, the tenant improvements will be amortized over the remainder of the firm term of the lease. Once the Tenant Improvements are completed and accepted, a new Lease Amendment will be executed to memorialize the acceptance and payment.

This Lease Amendment contains 1 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 THE LESSOR:

Signature:

Name: Danna S. Newell  
Title: Property Manager  
Entity Name: Billings 401 Joint Venture  
Date: 6/4/2013

FOR THE GOVERNMENT:

Signature:

Name: Jason Neujahr  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 6/4/2013

WITNESSED FOR THE LESSOR BY:

Signature:

Name: DIANA REIFLER  
Title: Accounting Clerk  
Date: 6-4-13