

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-08P-LUT14823
ADDRESS OF PREMISES Ogden City Center 2484 Washington Boulevard Ogden, UT 84401-2344	PDN Number:

THIS AMENDMENT is made and entered into between Boyer Washington Boulevard Associates II, LTD whose address is: 101 South 200 East, Suite 200 Salt Lake City, UT 84111.

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 add parking for a total of five months firm with thirty (30) day termination rights effective January 1, 2016.

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 August 1, 2015 as follows:

Paragraph 1.02 A. of the lease remains in its entirety and the following language is added:


"Effective August 1, 2015, an additional 20 surface parking spaces are incorporated into the lease at the rate of \$25 per space/month. The total annual rent is \$6,000, to be paid at \$500 per month. Effective January 1, 2016, the 20 surface parking spaces may be terminated by either party upon thirty (30) day written termination notice."

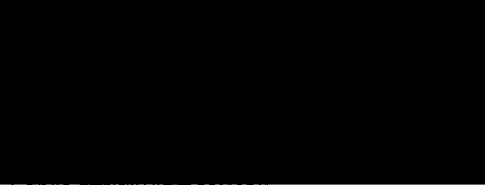
(continued on page 2)

This Lease Amendment contains 2 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   
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Manager  
Entity Name: Boyer Washington Blvd. Assoc. II LTD  
Date: 8/1/15

FOR   
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 8/18/15

WITNESSED FOR THE LESSOR BY:

  
Signature: \_\_\_\_\_  
Name: B. Greg Gardner  
Title: Project Manager  
Date: 8/1/15

Paragraph 1.03 is hereby deleted and replaced with the following:

**1.03 RENT AND OTHER CONSIDERATIONS**

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 <sup>1</sup>	\$474,509.79	\$474,509.79
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 0.00	\$ 0.00
OPERATING COSTS <sup>3</sup>	\$ 169,241.20	\$ 169,241.20
REAL ESTATE TAXES <sup>4</sup>	\$ 44,947.19	\$ 44,947.19
PARKING 20 ADDITIONAL SPACES	\$6,000	\$6,000
<b>TOTAL ANNUAL RENT</b>	<b>\$694,698.18</b>	<b>\$694,698.18</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$21.38 per RSF multiplied by 32,209 RSF

(Non Firm Term) \$21.38 per RSF multiplied by 32,209 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$XX is amortized at a rate of X percent per annum over XX years. Not Applicable

<sup>3</sup>Operating Costs rent calculation: \$5.25 per RSF multiplied by 32,209 RSF

<sup>4</sup>Real Estate Taxes of \$1.40 per RSF multiplied by 32,209 RSF

INITIALS:

*HRB* & *JM*  
LESSOR GOVT