

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	Lease Amendment No. 001
	To Lease No. GS-05P-LAZ03229
	Building Number:
ADDRESS OF PREMISES: [REDACTED]-7341 7341 East 30 th Street, Suite A Yuma, Arizona 85365-6552	

THIS AMENDMENT is made and entered into between **INGOLD FAMILY INVESTMENTS, LLC**

whose address is: **304 North Orange Avenue
Fallbrook, California 92088-0400**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to modify the Lease to correct and capture the Broker Commission and Commission Credit:

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 upon execution by the Government as follows:

Paragraph 1.04 is deleted in its entirety and the following substituted therefore.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2014)

A. CBRE, Inc. (Broker) is the authorized real estate Broker representing the GSA in connection with this Lease transaction. The total amount of the Commissions is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to CBRE, Inc. with the remaining [REDACTED] which is the commission credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$31,871.37 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Months' Rent.*

Month 2 Rental Payment \$31,871.37 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Months' Rent.*

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, [REDACTED] as of the below date.

FOR THE LESSOR

Signature: [REDACTED]

Name: [REDACTED]

Title: [REDACTED]

Entity Name: INGOLD Family Investments LLC

Date: 11/3/14

FOR THE GOVERNMENT

Signature: [REDACTED]

Name: [REDACTED]

Title: [REDACTED]

Entity Name: GSA, Public Buildings Service

Date: 11/5/2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]

Name: [REDACTED]

Title: Agent

Date: 11/3/14

Month 3 Rental Payment \$31,871.37 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Months' Rent.*

Month 4 Rental Payment \$31,871.37 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Months' Rent.*
*Subject to change based on adjustments outlined under the paragraph "Rent and Other Considerations."

INITIALS:



LESSOR

&


GOVT