GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 01	
LEASE AMENDMENT	TO LEASE NO. GS-08P-LMT14668	
ADDRESS OF PREMISES: Russell Smith Courthouse 211 East Broadway Ave. Missoula, MT 59802-4509	PDN Number: N/A	

THIS AMENDMENT is made and entered into between: GW DEVELOPMENT

whose address is: 2291 W. Broadway, Missoula, MT 59808-1813, 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 update lease identification number, provide specific lease effective date, update parking and incorporate GSA Form 3518.

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 <u>August 23, 2015</u> as follows:

The lease number is hereby updated to reflect the required format: GS-08P-LMT14668.

GSA Form 3518 dated 9.14.15 (attached) is hereby incorporated into the lease.

The lease is effective August 23, 2015 through August 22, 2035.

Paragraph 1.02.A is hereby deleted and replaced with the following:

"1.02.A <u>Parking:</u> <u>44</u> parking spaces as depicted on the plan attached hereto as Exhibit A of which 4 shall be structured spaces reserved for the exclusive use of the Government, and 40 shall be surface parking spaces (Diagram attached). In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property."

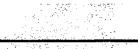
This Lease Amendment contains 15 pages.

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

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IN WITNESS amo	es as of the below date.
FOR THE LE	FOR TH
Signature: Name: Title: Entity Name: Date:	Signatur Name: Title: Lease Contracting Officer GSA, Public Buildings Service, / Date:
WITNESS :	
Signature:	
Name:	
Date: 11/20/15	

Lease Amendment Form 12/12



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RENT AND OTHER CONSIDERATIONS (SEP 2013) ÷

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	8/23/15-8/22/24		8/23/24-8/22/35	
	ANNUAL RENT	RATE/RSF	ANNUAL RENT	RATE/RSF
SHELL RENT	\$833,712.51	\$16.20	\$910,880.01	\$17.70
TENANT IMPROVEMENTS RENT ²	\$ 0.00		\$ 0.00	
OPERATING COSTS ³	\$263,912.85	\$5.13	\$263,912.85	\$5.13
REAL ESTATE TAXES ⁴	\$129,641.39	\$2.52	\$129,641.39	\$2.52
PARKING ⁵	\$36,960.00	\$.72	\$36,960.00	\$.72
TOTAL ANNUAL RENT	\$1,264,226.75	\$24.57	\$1,341,394.25	\$26.07

*Shell rest calculation:

*Steel rest calculation {522515 - 522724} \$16.20 per RSF multiplied by 51,445 RSF (523524 - 82235) \$17.70 per RSF multiplied by 51,445 RSF "The Tenzit Inprovement Alkowance of SXX is amortized at a rate of X percent per annum over XX years. Not Applicable "Opening Cests rent calculation: \$5.13 per RSF multiplied by 51,445 RSF "Real Estate Taxes of \$2.52 per RSF multiplied by 51,445 RSF "Real Estate Taxes of \$2.52 per RSF multiplied by 51,445 RSF "Parking costs \$70 per space per month, \$840.00 annunlly per space."

INITIALS: LESSOR

Lease Amendment Form 12/12

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates: ٦, 1. je 11. j.