

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO.2
	TO LEASE NO. GS-08P-14385

ADDRESS OF PREMISE: 599 West Price River Drive, Price, UT 84501-2838	PDN NUMBER: NA
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THIS AGREEMENT, made and entered into this date by and between
Keppel One, LLC

whose address is
505 E Route 66#A
Glendora, CA 91740

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 revised Tenant Improvement reimbursement for change orders.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 22, 2016, as follows:

- I. GSA Form L202 Section 1.03 is here by deleted and replaced with the following:
 - A. 1.03 RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (SEPT 2013)

	5/1/2015-4/30/2020	5/1/2020-4/30/2025
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$51,869.82	\$53,413.86
TENANT IMPROVEMENTS RENT ²	\$19,435.08	\$0
OPERATING COSTS ³	\$9,505.45	\$9,794.95
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$4,845.94	\$0
TOTAL ANNUAL RENT	\$85,656.29	\$63,208.81

¹Shell rent calculation:

(Firm Term) \$10.75 per RSF multiplied by 4825.1 RSF, (Non-Firm Term) \$11.07 per RSF multiplied by 4,825.1RSF

²The Tenant Improvement Allowance - of \$87,942.25 are amortized at a rate of 4 percent per annum over 5 years

³Operating Costs rent calculation: \$1.97 per RSF multiplied by 4,825.1 RSF

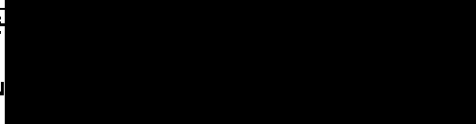

⁴Building Specific Amortized Capital (BSAC) of \$21,927.50 are amortized at a rate of 4 percent per annum over 5 years


⁵Parking costs are included in shell rent rate.

This Lease Amendment contains 1 page.

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: <u>Manager</u> Entity Name: <u>Keppel One, LLC</u> Date: <u>4-5-16</u>	FOR THE Signature:  Name: _____ Title: <u>Lease Contracting Officer</u> GSA, Public Buildings Service Date: <u>4/25/16</u>
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WITNESS Signature:  Name: _____ Title: <u>Secretary</u> Date: <u>4-5-16</u>
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