

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 3

TO LEASE NO. **GS-10B-07092**

ADDRESS OF PREMISES: Plaza West, 530 S. Asbury St., Moscow, ID 83843-2242

THIS AGREEMENT, made and entered into this date by and between PLAZA WEST LLC

whose address is 510½ S. MAIN ST., MOSCOW, ID 83843-0808

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 divide the space into Suite 1, vacant space and suite 2, occupied space and adjust operating costs for vacant space and reconcile overpayment of rent. Therefore Part II section A Block 2c and Attachment Sheet Number 1, Paragraph 1 are deleted and replaced with the following liked numbered blocks and paragraphs and exhibit A is added.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 1, 2012, as follows:

Part II section A Block 2c

Suite 1, vacant - 822 USF, 973 RSF
Suite 2, occupied 1,283 USF, 1,517 RSF
Total 2,105 USF,

Attachment Sheet Number 1

1. Rental Rate – Pursuant to Part 2, Section C, Blocks 5 and 6 of the GSA form 3626, *Amount of Annual Rent and Rate per Month*, the amounts payable is as follows:

Suite 1- 973 RSF (vacant)				
Rent Period	Shell Rent	Operating Rent ¹	Annual Rent	Monthly Rent
08/01/12 – 04/04/13	\$19,331.98	\$ 2,768.55	\$22,100.53	\$1,841.71
04/05/13 - 04/04/15	\$19,331.98	\$ 2,824.96	\$22,156.94	\$1,846.41
04/05/15 – 04/04/20 ²	\$0.00	\$ -	\$0.00	\$0.00

¹ Operating rent is adjusted annually and does not reflect adjustments beyond 4/5/13, it is also reduced by \$1,459.50 for the 973 RSF of vacant space at 1.50 per RSF.

² GSA will terminate the 973 RSF vacant space per the termination rights in the lease effective 4/4/15.

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IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [Signature]
Name: DERBINDER J. KENWORTH
Title: Manager
Entity Name: PLAZA WEST, LLC
Date: 8/15/13

FOR THE GOVERNMENT:

Signature: [Signature]
Name: ANDREW J. MOHL
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: AUG 15 2013

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: Valerie Legall
Title: Administrative Assistant
Date: 8/15/13

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Suite 2 - 1,517 RSF (occupied)				
Rent Period	Shell Rent	Operating Rent ¹	Annual Rent	Monthly Rent
08/01/12 – 04/04/13	\$30,140.41	\$6,591.94	\$36,732.35	\$3,061.03
04/05/13 - 04/04/15	\$30,140.41	\$6,679.87	\$36,820.28	\$3,068.36
04/05/15 – 04/04/20	\$27,639.74	\$6,679.87	\$34,319.61	\$2,859.97

¹Operating rent is adjusted annually and does not reflect adjustments beyond 4/5/13,

Total for Suite 1 and Suite 2 - 2,490 RSF				
Rent Period	Shell Rent	Operating Rent ¹	Annual Rent	Monthly Rent
08/01/12 – 04/04/13	\$49,472.39	\$9,360.49	\$58,832.88	\$4,902.74
04/05/13 - 04/04/15	\$49,472.39	\$9,504.83	\$58,977.22	\$4,914.77
04/05/15 – 04/04/20	\$27,639.74	\$6,679.87	\$34,319.61	\$2,859.97

Effective 6/1/13 the Government will begin paying \$58,977.22 annual rent at the rate of \$4,914.77 per month. In addition there will be a one-time withhold of \$3,750.08 to reconcile the rent for the period of 4/5/10 through 5/31/13 as shown on attachment 1.

All other terms and conditions remain in full force and effect.

 
Lessor | GOV