

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-06P-21015
ADDRESS OF PREMISES 1615 Central Avenue Building 1615 Central Avenue Fort Dodge, Iowa 50501-4231	PDN Number: N/A

THIS AMENDMENT is made and entered into between **DAVID L. JONES**

whose address is: [REDACTED]

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

WHEREAS, the parties hereto desire to amend the above Lease.

The purpose of this Amendment is to clarify the scope of work for the renovations, establish the Tenant Improvement build-out costs, and issue Notice to Proceed.

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 as follows:

USE OF THE GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR "SUPPLEMENTAL LEASE AGREEMENT" SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT."

1. The Tenant Improvement build-out cost estimate is approved at \$104,761. The Lessor agrees to provide all costs, expenses and fees to perform the work required and described in the attached Scope of Work and in accordance with the Lease, including all costs for labor, materials, and equipment, professional fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.

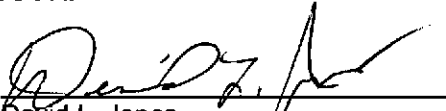
2. Any costs that increase the approved build-out estimate of \$104,761 will be considered a Change Order and must be approved in writing by the Contracting Officer.

This Lease Amendment contains 2 pages and 3 attachments containing 9 pages.

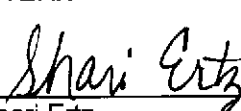
All other terms and conditions of the lease shall remain in force and effect.

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

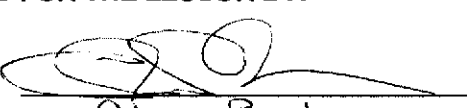
FOR THE LESSOR:

Signature: 
 Name: David L. Jones
 Title: OWNER LESSOR
 Entity Name: David L. Jones
 Date: 6/3/13

FOR THE GOVERNMENT:

Signature: 
 Name: Shari Ertz
 Title: Lease Contracting Officer
 GSA, PBS, Real Estate Acquisition Division
 Date: 6-5-13

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Chris Parker
 Title: Pres. AFAB Inc.
 Date: 6/3/2013

3. The final costs of the Tenant Improvement build-out, upon completion, and after accepted by the Government, will be amortized into the annual rent over the remaining firm term of the lease at 6% interest, and will be memorialized in a future Lease Amendment with payment details and any necessary invoicing instructions.

4. The following documents are attached and made a part of this Amendment:

■ Drawings revised 5/7/2013 (2 pages)
■ TI Quote CW Comments dated 5/1/2013 (2 pages)
Standard Estimate Report dated 5/14/2013 (5 pages)

INITIALS: DP & SC
LESSOR GOVT