

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. *2 ASM*

TO LEASE NO. **GS-10B-07344** BLDG NO. **AK3244ZZ**

ADDRESS OF PREMISES
Courthouse Square
250 Cushman St.
Fairbanks, AK 99701-4639

THIS AGREEMENT, made and entered into this date by and between Courthouse Square LLC,

Whose address is 813 D St. Ste. 200, PO Box 202845, Anchorage, AK 99501-3510

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

WHEREAS, the parties hereto desire to amend the above Lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective April 1, 2013, as follows:

Lease Amendment (LA) Number 1 has been prepared to add a parcel number and correct the operating cost base. To accomplish this, paragraphs 1.08 and 1.09 have been deleted in their entirety and replaced with the following:

1.08 Percentage of occupancy for tax adjustment, establishment of tax base (APR 2011)

As of the lease award date, the government's percentage of occupancy, as defined in the real estate tax adjustment clause of this lease is 9.3891 percent. The percentage of occupancy is derived by dividing the total government square footage of 4,108 rentable square feet (RSF) by the total building square footage of 43,753 RSF.

The real estate tax base for the 4,108 RSF of leased space is established as \$206.65, as defined in the real estate tax adjustment clause of the lease. The Parcel Account Numbers (PANs) to be used for tax adjustments are 0380105 and 0380091.

1.09 Operating cost base (APR 2011)

The parties agree that for the purpose of applying the clause titled "Operating costs adjustment" that the Lessor's base rate for operating costs shall be \$23,194.92 per annum.

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".

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

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

FOR THE LESSOR

Signature: _____
Name: *Edward Hyde*
Title: *Leasing Member*
Entity Name: *Courthouse Square*
Date: *May 16, 2014*

Signature: _____
Name: **ANDREW J. MOHL**
Title: **CONTRACTING OFFICER**
Entity Name: GSA, Public Building Service
Date: *JUN 10 2014*

WITNESSES

Signature: _____
Name: *Levi Kincaid*

Title: _____
Date: _____