

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-10P-LAK07433 BUILDING NO. AK3431 PDN Number: N/A
ADDRESS OF PREMISES 27-12 MIDTOWN BUILDING 9001 EAST FRONTAGE ROAD PALMER, ALASKA 99645-9317	

THIS AMENDMENT is made and entered into between [REDACTED] || [REDACTED]

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 to establish the Lease commencement date and adjust the rental rate and total rental square footage until completion and acceptance of space (estimated at March 31, 2015). Following completion of tenant improvements and acceptance of space, the space shall be adjusted to 6,225 RSF and rent shall be adjusted to \$162,309.96 annually for the firm term of the Lease via a Lease Amendment.

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 March 1, 2015 as follows: The Lease Term Paragraph of the Lease (GSA Form L201A Page 1 dated 6/26/14) is deleted in its entirety and replaced with the same numbered paragraph below. Additionally, Section II – Space Offered and Rates, Lines 9, 10, 11, 12, and 13 of Exhibit A (GSA Form 1364A dated 5/28/14) are deleted in their entirety and replaced with the same numbered paragraphs below:

LEASE (GSA FORM L201A)

LEASE TERM

To have and to hold the said premises with its appurtenances for the term beginning March 1, 2015 and continuing through February 28, 2025 inclusive, subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains 2 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:
 [REDACTED]
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Entity Name: [REDACTED]
 Date: 2/5/15

FOR THE GOVERNMENT:
 [REDACTED]
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 GSA, Public Buildings Service
 Date: 2/12/15

WITNESSED FOR THE LESSOR BY:
 [REDACTED]
 Signature: [REDACTED]
 Name: Rhonda PARKER
 Title: ADMIN ASSISTANT
 Date: 2-5-15

EXHIBIT A – SECTION II – SPACE OFFERED AND RATES – LINES 9-13

9	FLOOR LOCATION	SUITE NO.	ANSI/BOMA SQ FT*	TYPE OF SPACE
	1 st & 2 nd	N/A	1,024	Office
	Other	N/A	2,150	Warehouse

BEGINNING TERM March 1, 2015 Thru Completion of TI's*						
	Type of Space	ANSI/BOMA AREA (SQ FT)	COMMON AREA FACTOR	RENTABLE AREA (SQ FT)*	RENTAL RATE*	ANNUAL RENT
10	Office	1,024	1.0	1,024	\$17.34	See Total Rent
11	Other	2,150	1.0	2,150	\$17.34	See Total Rent
12	Total	3,174		3,174		\$55,037.16
13	COMPOSITE PER SQ FT RATES					\$17.34

*Sq.Ft. and Rent will be adjusted upon completion of TI's and acceptance of space with a Lease Amendment. **Rental rates may be rounded

This Lease succeeds Lease GS-10B-06645 effective March 1, 2015. Upon the effective date of this Lease Amendment No.1, Lease GS-10B-06645 is terminated.

INITIALS: JB LESSOR & mlb GOV'T