

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-09B-02650
ADDRESS OF PREMISES 225 W. 8 TH STREET. ALTURAS, CA 96101-3215	PDN Number:

THIS AMENDMENT is made and entered into between

ROBERT AND DAWN BAIRD FAMILY TRUST, ACTING BY AND THROUGH ROBERT G BAIRD OR DAWN K BAIRD

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 beneficial occupancy

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 upon execution of the Government as follows:

Paragraphs 1, 3, 9, and 20 of the Lease are hereby deleted in their entirety and the following substituted therefore:

"1. The Lessor hereby leases to the Government the following described premises to be used for such purposes as determined by the General Services Administration:

25,427 rentable square feet (rsf), yielding approximately 24,017 ANSI/BOMA Office Area square feet and related space in the building located at 225 and 221 W 8th Street, Alturas, CA, 96101, together with forty (40) surface parking spaces. The space is divided as follows:

- Block A- 18,470 ANSI/BOMA Office Area
- Block B- 3,440 ANSI/BOMA Office Area
- Block C- 1,109 ANSI/BOMA Office Area
- Block D- 998 ANSI/BOMA Office Area

"3. The Government shall pay the Lessor annual rent, payable monthly installments in arrears, at the following rates:

This Lease Amendment contains *2 Reg 10g* & 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:

FOR THE LESSOR:

FOR

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Entity Name: Baird Family Trust
Date: 7-10-13

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
GSA, Public Buildings Service, READ
Date: 9/11/13

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: Owner
Date: 7-10-13

	YEARS 1-10	YEARS 11-15
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$291,139.15	\$475,550.94
TENANT IMPROVEMENTS RENT ²	\$ 41,440.55	\$0.00
OPERATING COSTS ³	\$ 183,774.52	\$ 183,774.52
TOTAL ANNUAL RENT	\$616,354.22	\$659,325.46

¹Shell rent (years 1-10) calculation: \$11.45 per RSF multiplied by 25,427 RSF *Per WS*
²The Tenant Improvement Allowance of \$1,132,019.20 is amortized at a rate of 4.5 percent per annum over 10 years.
³Operating Costs rent calculation: \$7.23 per RSF multiplied by 25,427 RSF

Rent for a lesser period shall be prorated. Rent shall be paid through Electronic Funds Transfer.

"9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on July 16, 2013 through July 15th 2028, subject to termination and renewal rights as may be hereinafter set forth."

"20. Commission and Commission Credit:

The Lessor and the Broker have agreed to a cooperating lease commission. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. *Per WS*

Notwithstanding Paragraph 3 of this Lease Amendment, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$51,369.85 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted First Month's rent.

Second Month's Rental Payment \$51,369.85 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted Second Month's rent.

Third Month's Rental Payment \$51,369.85 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted Third Month's rent.

Fourth Month's Rental Payment \$51,369.85 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's rent."

INITIALS *WS* LESSOR & *WS* GOVT