

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-08P-14754
LEASE AMENDMENT	PDN Number:
ADDRESS OF PREMISES: 115 NORTH 10 <sup>TH</sup> STREET CANON CITY, CO 80014	

THIS AMENDMENT is made and entered into between: Reynolds/Watson Partnership  
whose address is: 3125 Maple Lane, Canon City, CO 81212-7709

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 extend the term of the lease through the sooner of ten (10) months while tenant improvements are completed, or the Lease Commencement Date of the New Lease.

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 January 1, 2014 as follows:

A. Paragraph 1.03 A is hereby deleted and replaced with the following:

"1.03 A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:


	FIRM TERM ANNUAL RENT	NON FIRM TERM ANNUAL RENT
ANNUAL SHELL RENT	\$54,560.00	\$57,920.00
ANNUAL TAXES	\$5,200.00	\$5,200.00
*ANNUAL OPERATING COSTS	\$26,640.00	\$26,640.00
TOTAL ANNUAL RENT	\$86,400.00	\$89,760.00

\*\* Broker Commission will be based on this rent schedule and adjusted upon completion of the tenant improvements. Tenant improvements will be paid once they are fully completed, approved and accepted by the Government.


This Lease Amendment contains one page.

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.

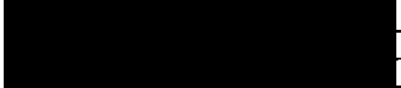
FOR THE LESSOR:

Signature:   
Name: DAVID REYNOLDS  
Title: Partner  
Entity Name: REYNOLDS WATSON PARTNERSHIP  
Date: 4-10-14

FOR THE GOVERNMENT:

Signature:   
Name: WILLIAM J. BUCK  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 4-17-14

WITNESSE

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 4/10/14