

To: **TIFFANY WERKOWITZ**



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 1
	TO LEASE NO. GS-08P-14832

ADDRESS OF PREMISES 171 South Van Gordon Street, Unit B, Lakewood, CO 80228

THIS AGREEMENT, made and entered into this date by and between: Judy M Lee Living Trust

whose address is:

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 March 1st, 2014

LEASE TERM section is hereby deleted in its entirety and replaced with the following:

"To have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years, 5 Years Term

Subject to termination with renewal rights as may be hereinafter set forth, The commencement date of this Lease, March 1<sup>st</sup>, 2014, along with any applicable termination and renewal rights, shall be more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government."

6.07 JANITORIAL SERVICES is hereby deleted in its entirety and replaced with the following:

The Lessor shall maintain the Premises and all areas of the Property to which the Government has routine access in a clean condition and shall provide supplies and equipment for the term of the Lease. The following schedule describes the level of services intended. Performance will be based on the LCO's evaluation of results, not the frequency or method of performance.

A. B1-Weekly.

Vacuum of all carpeted areas, dust/mop down surfaces in carpeted areas, clean utility sink in warehouse space, sweep warehouse floors, garbage removal, full bathroom cleaning including: toilet, sink, counter top, walls and floors

B. B2-Monthly.

Window cleaning

"Rental Schedule" is hereby Added:

3. "The Government shall pay the Lessor in accordance with the following Rental Schedule:

Effective Dates	Rentable Square Feet	Shall Rent	Operating Rent*	Taxes	Tenant Improvements	Total Annual Rent	Total Monthly Rent
3/1/2014-2/28/2019	1,705	\$16,828.35	\$9,749.79	\$0.00	\$2,558.20	\$29,136.34	\$2,428.03
3/1/2019-2/29/2024	1,705	\$19,471.10	\$11,802.62	\$0.00	\$0.00	\$30,773.76	\$2,564.48

\*Operating Rent is subject to annual CPI adjustments (9,749.79)

Handwritten calculations and initials: \$29,220.89, \$2,435.07, etc.

Rent shall be paid monthly in arrears. Rent for a lesser period shall be pro-rated.

