

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 1
	LEASE NO. GS-08P-13776 amended to GS-08P-14908 Per item #3 below
ADDRESS OF PREMISES TECH CENTER V 5475 TECH CENTER DRIVE MINOT, ND 58701	PDN Number:

THIS AMENDMENT is made and entered into between TECH V, LLC  
whose address is: 101 Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

- 1) Document the acceptance date of the leased premises; and
- 2) Establish the rent commencement date of the lease.
- 3) Amend the lease number from GS-08P-13776 to GS-08P-14908

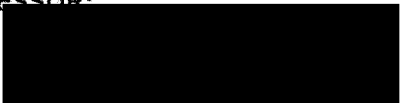
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective October 20, 2014 as follows:

To Have and To Hold the said Premises with their appurtenances for the term effective October 20, 2014 through October 19, 2024.


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:

Signature:   
Name: DALE R. STAMP  
Title: PARTNER  
Entity Name: DALE R. STAMP  
Date: 12/15/14

FOR THE GOVERNMENT:

Signature:   
Name: Darvin Hotalik  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 12/15/14

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Wendy Johnson  
Title: Office Manager  
Date: 12.15.14

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

	10/20/2014-10/19/2024
	ANNUAL RENT
SHELL RENT	\$87,028.24
TENANT IMPROVEMENTS RENT <sup>1</sup>	\$26,456.07
OPERATING COSTS	\$30,640.12
BUILDING SPECIFIC SECURITY	\$ 0
<b>TOTAL ANNUAL RENT<sup>2</sup></b>	<b>\$144,124.43</b>

<sup>1</sup>The Tenant Improvement Allowance is amortized at a rate of 6 percent per annum over 10 years.  
<sup>2</sup>Rates may be rounded.

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

INITIALS: DMS & DH  
LESSOR GOVT