

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No.1
	TO LEASE NO. GS-06P-01045
ADDRESS OF PREMISES 2315 2 <sup>ND</sup> AVENUE NORTH FORT DODGE, IA	PDN Number:  PS0031328

**THIS AMENDMENT** is made and entered into between **David L. Jones**

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. The purpose of this Lease Amendment (LA) is to show the Lessor's new address as stated above and to provide Notice to Proceed (NTP) for the construction project detailed and attached hereto.

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 as follows:

By email dated February 9, 2015, a partial NTP was issued for \$150,000, so that supplies could be ordered in preparation of upcoming construction.

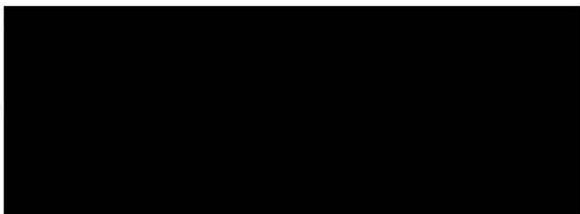
In accordance with revised tenant improvement cost proposal dated January 22, 2015, **Notice to Proceed is hereby issued for the entire project costs of \$304,357.42**, as detailed in the attached drawing. In accordance with Section 1.08 (TENANT IMPROVEMENT ALLOWANCE, AUG 2011) and Section 1.09 (TENANT IMPROVEMENT RENTAL ADJUSTMENT, AUG 2011) the amount of \$206,123.40 will be amortized at 6% interest over the remainder of the firm term, and \$98,234.02 will be paid by lump-sum upon completion, inspection, and acceptance of space by the Government. At such time, a LA will be issued that details the monthly payment computations and invoicing instructions for the lump-sum payback.

This Lease Amendment contains 3 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



Signature:  
Name:  
Title:

Date: 3/11/15

FOR THE GOVERNMENT:



Signature:  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service Real Estate Acquisition Division

Date: 3/17/2015

WITNESS



Signature:  
Name:  
Title:  
Date:

GM  
3/11/15

(Continued)

The approved construction cost for this project of \$304,357.40 issued on this NTP, is agreed to be the Not-to-Exceed total to complete the approved scope. Any increase above this amount will be considered a change order, and must be approved in advance by the Contracting Officer, and would be documented on a future LA.

The Government reserves the right to make lump-sum payments for any or all work covered by the Tenant Improvement Allowance, resulting in reduction of the Tenant Improvement component of the rent.

No costs associated with the building shell items are knowingly included in the final Tenant Improvement amount.

INITIALS: DLJ & SE  
LESSOR GOVT