

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
ADDRESS OF PREMISES 370 American Avenue Jerome, ID 83338	TO LEASE NO. GS-10P-LID07401 BLDG NO. ID4412 PDN Number: PS0036671, PS0039704

THIS AMENDMENT is made and entered into between

USFS JEROME, LLC

whose address is: 80 CURTWRIGHT DRIVE, SUITE 5, WILLIAMSVILLE, NY 14221-7055

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 the address of the premises, accept tenant improvements, memorialize change orders four (4) through nine (9), memorialize beneficial occupancy, and settle a Request for Equitable Adjustment.

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 April 6, 2018, as follows: The Lease Term Paragraph, and Paragraphs 1.03 A., 1.04, 7.05, 7.06, and 7.07 are hereby deleted in their entirety and replaced below. Paragraph 7.10 is hereby added.

CONTINUED ON PAGE 2

This Lease Amendment contains 4 pages and Exhibits 4A-4G (7 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:

Title: Omar M. Abu-Sitta

Entity Name: USFS Jerome, LLC

Date: 4-10-18

FOR THE GOVERNMENT:

Signature:

Name:

Title: Frances Manning

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 4-11-2018

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title: Cindy Paulmen

Title: Executive Assistant

Date: 4-10-18

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term April 6, 2018 – April 5, 2038.

1.03 RENT AND OTHER CONSIDERATIONS

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

	4/6/2018 – 4/5/2038
	Annual Rent
Shell Rent	\$330,733.75
Tenant Improvement rent ¹	\$39,081.25
Operating Costs	\$49,685.00
Total Annual Rent	\$419,500.00

¹Tenant Improvements of \$837,438.33 are amortized at a rate of 4.0 percent per annum over 20 years.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (SEP 2015)

A. DTZ AMERICAS, INC. d/b/a Cushman & Wakefield (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to DTZ AMERICAS, INC. d/b/a Cushman & Wakefield with the remaining [REDACTED] of the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

May 2018 Rental Payment \$34,958.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted May 2018 Rent.

June 2018 Rental Payment \$34,958.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted June 2018 Rent.

July 2018 Rental Payment \$34,958.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted July 2018 Rent.

August 2018 Rental Payment \$34,958.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted August 2018 Rent.

September 2018 Rental Payment \$34,958.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted September 2018 Rent.

INITIALS:


LESSOR

&


GOVT