

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <b>4</b>
	TO LEASE NO. <b>GS-10P-LID07435</b> <b>Bldg. ID4408</b>
ADDRESS OF PREMISES: 2281 W Heyrand Way IDAHO FALLS, ID 83402	PDN Number: n/a

**THIS AMENDMENT** is made and entered into between **New Phase Investments LLC**

whose address is: **P. O. Box 756, Rigby, Idaho**

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 accept the TI's and restate the rent accordingly. Therefore, the Lease is amended, effective August 1, 2015 as follows:

Paragraphs 1.03 is hereby deleted in its entirety and replaced with the following:

**1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013)**

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

	<b>8/01/2015 – 10/31/19</b>	<b>NON FIRM TERM (11/1/19 – 10/31/24)</b>
<b>BASE RENT<sup>1</sup></b>	<b>\$285,816.00</b>	<b>\$323,374.57</b>
<b>TENANT IMPROVEMENT RENT<sup>2</sup></b>	<b>\$50,781.09</b>	<b>\$0</b>
<b>TOTAL ANNUAL RENT</b>	<b>\$336,597.09</b>	<b>\$323,374.57</b>

<sup>1</sup> Base rent will be subject to 2.5% escalation effective each year on November 1 during the term of this lease.

<sup>2</sup> Tenant improvement rent of \$192,061.00 will be amortized (in excess of the \$161,000 Lessor contribution) at 5.5% over the remaining firm term of the lease.

This Lease Amendment contains 1 page(s).

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

**FOR THE LESSOR:**

**FOR THE**

Signature:  
Name:  
Title:  
Entity Name:

Signature:  
Name:  
Title:

Lease Contracting Officer  
GSA, Public Buildings Service

Date:

8/13/15

Date:

9/1/15

**WITNESSED FOR THE LESSOR BY:**

Signature:

Name:

MAN YIM K. JONES

Title:

member

Date:

8-13-15