

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LMI19142
LEASE AMENDMENT	
ADDRESS OF PREMISES ORLICH OFFICE COMPLEX LLC 1901 W. RIDGE ST. MARQUETTE MI. 49855-3198	PDN Number:

THIS AMENDMENT is made and entered into between ORLICH OFFICE COMPLEX, I

whose address is: 1901 W. RIDGE ST. #1
MARQUETTE MI 49855

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 provide the Lessor Notice to Proceed to provide new carpet, paint, cat 6 cable and key card access to the space per lease terms to be amortized to the rent.

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 5/1/2014 as follows:

1. This lease amendment provides the Lessor Notice to Proceed to purchase and install the required lease improvements provided with in the Lease Contract GS-05P-LMI19142 dated March 31, 2013. The tenant improvement bids dated March 25, 2014. The Government accepts the Lessor's tenant improvement cost proposal of \$19,441.20 dated March 31, 2014, which includes all electrical, supplies, Labor, engineering, permit, and Lessor fees.

In accordance with Lease Amendment No. 1, the Lessor shall provide a tenant improvement allowance in the amount of \$19,441.20 amortized at 6% interest over the firm term of the lease. The lessor will begin receiving payment of the amortized allowance in the rent following the completion and acceptance of the work within the lease space at the Orlich Office Complex, 1901 W. Ridge Street, Marquette, MI.

Should the [redacted] request changes, these change must be documented, cost proposals received, and the change order must be approved in writing by the GSA Lease Contracting Officer before the change can be made,

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: [redacted]
Name: TERESA M. ORLICH
Title: OWNER
Entity Name: ORLICH OFFICE COMPLEX, I
Date: 4-8-14

FOR

Signature: [redacted]
Name: [redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 4/16/14

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]
Name: Gregory Orlich
Title: Son
Date: 4-8-14

since additional funds may be required from [REDACTED] before proceeding. The Lessor will not get reimbursed for any change order not approved by the Lease Contracting Officer.

- 2. Rent shall increase by the Tenant Improvement effective on May 1, 2014 by the \$19,441.20 amortized over 58 months at six (6) % interest. Paid Monthly at \$ 4,643.68 or \$1.75 per square foot.
- 3. The new Annual rent will be as follows:

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)

A. The Government shall pay the Lessor annual rent payable in monthly installments in arrears, at the following rates:
Shell Rent: \$40,012.50 Firm Term and \$40,012.50 for Non Firm Term
Operating: \$17,887.50 Firm Term and \$17,887.50 for Non Firm Term
Tenant Improvement: \$ 4,643.68 Firm Term and \$0 for Non Firm Term
TOTAL ANNUAL RENT: \$ 62,543.68 Firm Term and \$57,900.00 Non Firm Term
Monthly Rental: \$5,211.97 Firm Term and \$4,825.00 Non Firm Term

- *Shell Rent (Firm Term) calculation: \$15.10 per RSF multiplied by 2,650
- *The Tenant Improvement Allowance of \$19,441.20 is amortized at a rate of 6% percent over 58 months.
- *Operating Rent Calculator \$6.75 per RSF multiplied by 2,650 RSF
- *Parking Costs zero cost all parking included in rental rate and described under sub-paragraph H

USE OF THE GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR "SUPPLEMENTAL LEASE AGREEMENT" SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT."

EFFECTIVE JANUARY 1, 2014, ALL GSA LEASE NUMBERS SHALL BE ADJUSTED TO INCORPORATE THE NEW GSA NUMBERING SYSTEM AND LEASE GS-05B-19142 SHALL NOW READ GS-05P-LMI19142. ALL DOCUMENTS SHALL BE RENAMED ACCORDING TO THE NEW GSA NUMBER SYSTEM.

ORLICH OFFICE COMPLEX, LLC
DUNS# 135717168
TAX# [REDACTED]

END of SLA #1 GS-05P-LMI19142

INITIALS: SO & CTC
LESSOR & GOVT