

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE AMENDMENT	AMENDMENT NO. 7	DATE 5.23.13
	TO LEASE NO: GS-05B-18281	

ADDRESS OF PREMISES 100 Washington Square
100 Washington Avenue, South
Minneapolis, MN 55401

THIS AGREEMENT, made and entered into this date by and between **NOP 100 Washington, LLC**
whose address is 100 Washington Square
100 Washington Avenue South
Minneapolis, MN 55401

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 1, 2012, as follows:








Amendment No.7 is issued to adjust the square footage to reflect the remeasurment of said space based on the final alterations. This measurement is mutually agreed upon by both the Government and the Lessor. The following paragraphs are hereby amended:


1. The Lessor hereby leases to the Government the following described premises:
A total of 35,905 rentable square feet (RSF) of office and related space, which yields 31,257 ANSI/BOMI Office Area square feet (USF) of space at 100 Washington Square, 100 Washington Avenue South. This space encompasses the entire 8th floor and partially the 7th floor as depicted on the attached floor plans.
3. The common area factor for the leased premises occupied by the Government is established as 1.1487% (see "Common Area Factor" paragraph 4.1 (A3) of the lease.)
4. The leased premises occupied by the Government for real estate tax adjustments is established as 7.45529% (see also "Percentage of Occupancy" paragraph 4.2 of the lease.)
6. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	TERM (YEARS 1-5)		TERM (YEARS 6-10)		TERM (YEARS 11-15)	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$529,961.19	\$14.76	\$619,724.27	\$17.26	\$640,549.30	\$17.84
TENANT IMPROVEMENTS	\$116,510.25	\$3.24	\$116,510.25	\$3.24	\$0	\$0
OPERATING COSTS	\$327,584.88	\$9.12	\$327,584.88	\$9.12	\$327,584.88	\$9.12
TAXES	\$94,789.81	\$2.64	\$94,789.81	\$2.64	\$94,789.81	\$2.64
TOTAL ANNUAL RENT	\$1,068,846.13	\$29.76	\$1,158,609.21	\$32.26	\$1,062,923.99	\$29.60

Applicable tax and operating increases remain in effect as stated in the lease.
All other terms and conditions of the lease shall remain in force and effect. This Amendment No. 7 consists of 1 page.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR
BY 
IN PRESENCE OF      
(Signature) Sup
(Title) _____
(Address) _____

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION
BY **JIM SHARP** 
(Signature) **LEASE CONTRACTING OFFICER**
(Title) _____