

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-05B-18465
<b>ADDRESS OF PREMISES:</b> 316 8 <sup>th</sup> Avenue, Second Floor – South Side International Falls, MN 56649-2230	

**THIS AGREEMENT**, made and entered into this date by and between **Advanced Chiropractic Center** whose address is: **1322 3<sup>rd</sup> Street, Suite #4 International Falls, MN 56649**

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

**WHEREAS**, the parties hereto desire to amend the above Lease. 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."

Lease Amendment No. 4 is being issued to make corrections and changes to Paragraph Nos. 3 and 13 and 21.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **March 31, 2012** as follows:

**Paragraph No. 3 of SLA Number 2 is deleted in its entirety and replaced with the following:**

The Government shall pay the Lessor annual rent of:

- April 1, 2012 – March 31, 2017: \$57,500, or \$50.00/rentable square foot
- April 1, 2017 – March 31, 2022: \$49,910, or \$43.40/rentable square foot

All rent shall be paid monthly, in arrears.

The Operating Cost portion of rent is subject to annual escalations as outlined in 4.3 Operating Costs of the Solicitation for Offers. Rent for a lesser period shall be prorated. Rent shall be paid via electronic funds transfer to the account the Lessor has identified in CCR/SAM.

This Lease Amendment contains 2 pages.

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

**FOR THE LESSOR: Advanced Chiropractic Center**

**FOR THE GOVERNMENT**

Signature: \_\_\_\_\_  
 Name: Gary Paton  
 Title: Owner  
 Entity Name: AAU Chiropractic, LLC  
 Date: 12/12/12

Signature: \_\_\_\_\_  
 Name: TINA CHURCH  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service, SPCS  
 Date: 12/12/12

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: Carol M. Puik  
 Title: Office Manager  
 Date: 12-6-12

**Paragraph No. 13 is deleted in its entirety and replaced with the following:**

The total net usable square foot area referred to in Paragraph 1 has been measured and verified and will not be adjusted.

**Paragraph No. 21 is deleted in its entirety and replaced with the following:**

A lump sum payment in the amount of \$15,035.95 will be made to the Lessor by GSA for tenant improvement costs for above standard items requested by the tenant upon completion and acceptance of ballout by the Lease Contracting Officer or Representative. This amount is determined to be mutually agreed upon by Advanced Chiropractic Center.

All other terms and conditions of the Lease shall remain in force and effect.

The Lease Contracting Officer represents the General Services Administration as an agent with the authority to enter into the lease and amend the lease on behalf of the Government, and executes this document in his official duty only, and not as an individual.

INITIALS:

GP  
LESSOR

&

TC  
GOVT