

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-05B-18853
ADDRESS OF PREMISES: 2001 Killebrew Dr. Bloomington, MN 55425-1993	

THIS AGREEMENT, made and entered into this date by and between **BLN Office Park Associates, Ltd**

whose address is: 2001 Killebrew Dr. Ste 50
Bloomington, MN 55425-1876

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 September 14, 2015, as follows:

1. The purpose of this Lease Amendment is to add 2,533 RSF/ 2,323 USF, Suite #143 on the first floor of the building, the location of which is depicted on Exhibit A to this Lease Amendment #7. However, the Government will be paying rent on 831 RSF. The Government shall be receiving 1,702 RSF at no charge during the occupancy of the temporary space. The Government is accepting the space in 'As Is' condition.
2. This shall be temporary space, to be used by the [REDACTED] until Suite 400 has been reconfigured to accommodate this need.
3. The rental rate for Suite #143 shall be \$23.00 per RSF.

This Lease Amendment contains 3 pages.

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

[REDACTED]

names as of the below date.

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9-10-15

Date: 9-10-15

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: Leasing Agent
Date: 9-10-2015

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

FIRM TERM	NON FIRM TERM	
	ANNUALLY	MONTHLY
Shell:(#400)	\$252,587.96	\$21,049.00
Shell (#143)	\$ 19,113.00	\$ 1,592.75
TI:	\$174,389.95	\$14,532.50
OE:	\$ 78,505.00	\$ 6,542.08
BSS:	\$ 1,426.87	\$ 118.90
Parking:	\$ 2,400.00	\$ 200.00
Total	\$528,422.78	\$44,035.23

- The Government shall have the right to terminate the occupancy of Suite 143 at anytime during the term of this lease with thirty (30) days prior written notice to the Lessor.
- The Government shall reimburse the Lessor for any damage to the Temporary Space directly caused by Government controlled canines. This excludes normal wear and tear during the occupancy.
- All other terms and conditions of the lease shall remain in force and effect.

INITIALS:  LESSOR &  GOVT