

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-08P-LMT14218**

ADDRESS OF PREMISES

Doggett Ranch
2929 3rd Ave North
Suite 538
Billings, MT 59101-1944

THIS AGREEMENT, made and entered into this date by and between
Doggett Ranch
whose address is
2929 3rd Ave North
Billings, MT 59101-1944

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 increase parking resulting in an increase of parking rates.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 1, 2015, as follows:

I. Paragraph 1. of the lease is hereby deleted in its entirety and replaced with the following:

“A total of 4,123 rentable square feet (RSF) of office and related space, which yields 3,617 ANSI/BOMA Office Area square feet (USF) of space at 2929 3rd Ave North, Billings, Montana used for purposes as determined by the General Services Administration. Included in the rent are 11 secured parking spaces, for exclusive use of Government employees.”

II. Paragraph 2. of the lease is hereby deleted in its entirety and replaced with the following:

“TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 1, 2015 through April 22, 2023, subject to termination and renewal rights as may be hereinafter set forth.”

Year	Shell	Parking	Taxes	Operating	TIs	Annual Rent
1/1/2015 – 4/22/2018	\$47,414.50	\$11,880.00	\$5,359.90	\$19,254.41	\$38,399.58	\$122,308.39
4/23/2018 – 4/22/2023	\$52,650.71	\$11,880.00	\$5,359.90	\$19,254.41	\$0.00	\$89,145.02

Rent checks shall be made payable to:

Doggett Ranch
2929 3rd Ave N
Suite 538
Billings, MT 59101-1944

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: FRANKLIN LOGGITT-NEVILL

Title: President

Entity Name: Doggett Ranch

Date: 2/9/2015

FOR:

Signature: [Redacted]

Name: FRANK MORGAN

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 2/12/15

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]

Name: Carol M. [Redacted]

Title: Owner of MDM Construction

Date: 2-11-15