

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE:
---	------------------------------	-------

	TO LEASE NO. LMT14267
--	-----------------------

ADDRESS OF PREMISES **Oilfield Avenue Complex
906 Oilfield Avenue
Shelby, MT 59474-0998**

THIS AGREEMENT, made and entered into this date by and between:

whose address is **SHELBY, CITY OF
112 1ST ST S
SHELBY, MT 59474-1954**

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,	June 1, 2010	as follows:
-------------------	--------------	-------------

This SLA is issued to establish the commencement date of the lease and establish the total Annual Rent:

*1. To establish the Commencement Date and Termination Date of the Lease by deleting paragraph 2 of the SF2 portion of the Lease and substituting Therefore the following: Term: TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ~~15~~ **15** years Commencing on June 1, 2010 through May 31, 2025, subject to termination renewal rights as may be hereinafter set forth.

*2. To establish the total Annual Rent, paragraph 3 of the Lease contract is deleted in its entirety and replaced as follows: The Government shall pay the Lessor, commencing on the Commencement Date, annual rent as follows:

Upon beneficial occupancy by the Government, Annual Rent of ~~\$109,919.78~~ or \$28.82 per RSF, at the rate of ~~\$8,409.98~~ per month in arrears for base year.

Annual Rent consists of four (3) components:

- a. Shell Rent. Shell Rent Rate is ~~\$82,014.24~~ or \$18.48 per RSF, at the rate of ~~\$6,187.85~~ per month, for years 1 through 15. Shell Rental Rate includes base year share of annual payment to Teale County and School District 14, in lieu of taxes, which is \$8,200.00 or \$1.85 per RSF.
- b. Base Operating Costs. Base year services cost is ~~\$21,148.06~~ or \$5.62 per RSF, at the rate of ~~\$1,782.34~~ per month.
- c. Amortized Tenant Improvement. Annual amortized TI rental is ~~\$17,757.48~~ or \$4.72 per RSF, at the rate of ~~\$1,479.79~~ per month, for years 1 through 15.

Rent Breakdown (Years 1 - 15)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$18.48	\$62,014.24	\$5,187.85
Operating Cost	\$5.62	\$21,148.06	\$1,782.34
Amortization of TI	\$4.72	\$17,757.48	\$1,479.79
Full Service Rent	\$28.82	\$100,919.78	\$8,409.98

Rent for a lesser period shall be prorated. Rent shall be payable through Electronic Funds Transfer (EFT) to:

**SHELBY, CITY OF
112 1ST ST S
SHELBY, MT 59474-1954**

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 above date.

LESSOR: SHE		 (Official Title)
IN PRESENCE OF		112 1 ST ST S, Shelby, MT 59474 (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE, MOUNTAIN PLAINS SERVICE CENTER

BY		Contracting Officer (Official Title)
----	--	---