

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 2

DATE:
5/19/2010

TO LEASE NO. GS-08P-14363

ADDRESS OF PREMISES: Ashley Square
1325 Highway 2 West
Kalispell, Montana 59901-2844

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

BLUMCO PARTNERS

whose address is

236 Wisconsin Ave, Ste 1
Whitefish, MT 59937-2305

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,

October 1, 2010

as follows:

The purpose of this Supplemental Lease Agreement (SLA) No. 2, to lease GS-08P-14363, is to amend the lease as stated below:

1. Paragraph 1 of the Lease shall be deleted in its entirety and replaced with the following:

"1. The Lessor hereby leases to the Government the following described premises:

Approximately 7,699.07 rentable square feet (approximately 6,775 usable square feet) of space located on the first (1st) floor of the building located at 1325 Highway 2 West, Kalispell, Montana 59901-3413 (as described in Exhibit B attached hereto), three (3) on-site surface parking spaces shall be provided in the building's parking lot as part of the rental consideration and to be used for such general office purposes as determined by the General Services Administration. The overall parking to square foot ratio available on-site must meet current local code requirements, or in the absence of local code requirements, on-site parking must be available for employees and visitors at a ratio of at least four (4) spaces for every 1,000 rentable square feet of government leased space. The space shall be occupied by [REDACTED] and [REDACTED]. [REDACTED] shall occupy 6,629.72 rentable square feet and [REDACTED] shall occupy 1,069.35 rentable square feet. The common area factor is agreed to as 1.136394215 or 13.6394215%. Actual amount of space may exceed 6,775 ANSI/BOMA Office Area square feet at no additional cost to the Government."

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

[REDACTED]

IN PRESEN

[REDACTED]

(Signature)

MARGARET MENZIES

(Title)

236 WISCONSIN AVE, #1
WHITEFISH, MT. 59937

(Address)

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

BY ADAM MENZIES

[REDACTED]

(Signature)

CONTRACTING OFFICER

(Official Title)

2. Paragraph 3 of the Lease shall be deleted in its entirety and be replaced with the following:

"3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

TERM	RATE PER RSF	MONTHLY RENT	ANNUAL RENT
Oct. 1, 2010 – Sept. 30, 2020	\$16.37345	\$10,505.03	\$126,060.37
Oct. 1, 2020 – Sept. 30, 2025	\$18.33345	\$11,762.54	\$141,150.49

The cost of the three (3) parking spaces has been included in the annual rental rate.

The gross rental rate stated above includes the following:

Term	Shell Rent Annual (shell rent only)	Operating Expenses Annual	Taxes Annual (excluded from shell rent annual)	Tenant Improvements Annual
Oct. 1, 2010 – Sept. 30, 2020	\$60,912.34	\$23,354.72	\$7,560.10	\$34,233.21
Oct. 1, 2020 – Sept. 30, 2025	\$110,235.67	\$23,354.72	\$7,560.10	\$0.00

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO 5MT0013. Rent for a lesser period shall be prorated. Rent shall be made payable to:

BlumCo Partners, LLC
 236 Wisconsin Avenue, Suite 1
 Whitefish, MT 59937-2305

3. Paragraph 10 of the Lease shall be deleted in its entirety and be replaced with the following:

"10. In accordance with provisions of Paragraphs 4.2 Tax Adjustment, 4.3 Operating Costs, and 4.4 Adjustment for Vacant Premises of the Solicitation for Offers 5MT0013, the following parameters are established:

(a) The lease is subject to operating cost escalation. For operating cost adjustment, the operating costs are established at \$3.03 per rentable square foot. The base cost of services is established at \$23,354.72 based on \$3.0334468 for 7,699.07 rentable square feet.

(b) The lease is subject to real estate tax escalation. For tax escalation in accordance with terms of Paragraph 4.2, the percentage of occupancy is 19.1395366% (government leased space of 7,699.07 square feet divided by total building 40,226 square feet). The base year tax statement will be submitted within 60 calendar days after the last date the Real Estate Tax payment is due from the Lessor to the Taxing Authority without payment of penalty or interest after payment to establish the base year taxes. If the tax statement is for multiple parcels or buildings, the value of each property shall be defined. The tax base is hereby established as \$0.98195 per rentable square foot or \$7,560.10 per year.

(c) The Adjustment for Vacant space is \$0.75 per rentable square foot."

Initials	
Gov't ATM	Lessor [Signature]