

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
1	LMT14413	October 28, 2010	1 of 2

ADDRESS OF PREMISES

Billings Business Center
2718 Montana Avenue
Billings, MT 59101-2346

THIS AGREEMENT, made and entered into this date by and between Billings Business Center, LLC

Whose address is

320 South 24th St
Billings, MT 59101-4325

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 reflect acceptance of the space and lease commencement.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective October 25, 2010 as follows:

Paragraph 2 of the Standard Form 2 dated April 1, 2010 is hereby deleted in its entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 10 years beginning on October 25, 2010 and continuing through October 31, 2020 subject to termination and renewal rights as may be hereinafter set forth.

Paragraph 3 of the Standard Form 2 dated April 1, 2010 is hereby deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent of \$79,886.44 (\$20.23/RSF - \$22.66/USF) at the rate of \$6,857.20 per month in arrears for Years 1 to 5. The Government shall pay the Lessor annual rent of \$54,797.12 (\$13.88/RSF - \$15.55/USF) at the rate of \$4,566.43 per month in arrears for Years 6 to 10. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

NAME OF SIGNER
[Redacted] James Clover, Partner

ADDRESS
320 So. 24th St. Billings, Montana 59101

IN PRESENCE OF

NAME OF SIGNER
[Redacted] Bonnie B Stein

NAME OF SIGNER
[Redacted] Darrin Hotelling
OFFICIAL TITLE OF SIGNER
Lease Contracting Officer

Billings Business Center LLC
320 South 24th St
Billings, MT 59101-4325

Paragraph 4 of the Standard Form 2 dated April 1, 2010 is hereby deleted in its entirety and replaced with the following:

4. The Government may terminate this lease in whole or in part at any time on or after November 1, 2015 by giving at least 90 days' notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Paragraph 7 of the Standard Form 2 dated April 1, 2010 is hereby deleted in its entirety and replaced with the following:

7. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$106,856.85 are amortized through the rent for 5 years at the rate of 6.5%. The amortized cost of these improvements are included in the stated rent in Paragraph 3 above.

The Lessor hereby waives restoration as a result of all improvements



Schedule of Rent Components of the Standard Form 2 dated April 1, 2010 is hereby deleted in its entirety and replaced with the following:

Annual Rent applies to Years	Total Shell Rent	Real Estate Taxes	Total Operating Costs	Total TI*	Total Structured Parking	Total Surface Parking	Total Annual Rent
1	\$38,554.78	\$3,617.81	\$12,624.53	\$25,089.32	\$0.00	\$0.00	\$79,886.44
2	\$38,554.78	\$3,617.81	\$12,624.53	\$25,089.32	\$0.00	\$0.00	\$79,886.44
3	\$38,554.78	\$3,617.81	\$12,624.53	\$25,089.32	\$0.00	\$0.00	\$79,886.44
4	\$38,554.78	\$3,617.81	\$12,624.53	\$25,089.32	\$0.00	\$0.00	\$79,886.44
5	\$38,554.78	\$3,617.81	\$12,624.53	\$25,089.32	\$0.00	\$0.00	\$79,886.44
6	\$38,554.78	\$3,617.81	\$12,624.53	\$0.00	\$0.00	\$0.00	\$54,797.12
7	\$38,554.78	\$3,617.81	\$12,624.53	\$0.00	\$0.00	\$0.00	\$54,797.12
8	\$38,554.78	\$3,617.81	\$12,624.53	\$0.00	\$0.00	\$0.00	\$54,797.12
9	\$38,554.78	\$3,617.81	\$12,624.53	\$0.00	\$0.00	\$0.00	\$54,797.12
10	\$38,554.78	\$3,617.81	\$12,624.53	\$0.00	\$0.00	\$0.00	\$54,797.12

*The Tenant Improvements Allowance is amortized at a rate of 6.5% per annum for 5 years.

All other terms and conditions remain in full force and effect.

INITIALS:

 & 
LESSOR & GOVT