

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 4	DATE:
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TO LEASE NO. GS 08P-14420

ADDRESS OF PREMISES Lot 8A1
Hellgate Meadows
Missoula, MT 59804

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

Simco Ventures West, LLC
whose address is 2776 "B" W. Riverwalk CR
Littleton, CO 80123-7144

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, November 17, 2010 as follows:

Paragraph 1 of Standard Form 2 is hereby deleted and replaced with the following:

- The Lessor hereby leases to the Government the following described premises: a total of 7915.45 rentable square feet (RSF) of office and related space, which yields 7300 ANSI/BOMA Office Area square feet (USF) of space at 3701 American Way, Hellgate Meadows, Missoula, MT 59808-1952. Included in the rent at no additional cost to the Government are 35 on site parking spaces for exclusive use of Government employees and patrons.

(NOTE: The actual space is 7603 usf, however the requirement was for a maximum 7300 usf upon which rent could be charged, with a common factor of 1.084308825. As such, the below rents are based upon the maximum square feet upon which rent may be charged, based on 7915.45 rsf).

Paragraph 2 Standard Form 2 is hereby deleted and replaced with the following:

- TO HAVE AND HOLD the said premises with their appurtenances for the term beginning on November 17, 2010 and continuing through November 16, 2025 subject to termination and renewal rights as maybe hereinafter.

Paragraph 3 Standard Form 2 is hereby deleted and replaced with the following:

- The Government shall pay the Lessor annual rent for the time periods indicated below as follows:

11/17/2010 through 11/16/2015	Shell Rent	\$167,427.82	(\$21.15/rsf)
	Taxes	\$18,000.00	(\$2.27/rsf)
	Operating Rent	\$51,550.00	(\$6.51/rsf)
	Tenant Improvements	\$39,356.58	(4.97/rsf)
	<u>Building Specific Security</u>	<u>\$27,693.20</u>	<u>(\$3.50/rsf)</u>
	Total Annual Rent	\$304,027.60	(\$38.40/rsf)

11/17/2015 through 11/16/2020	Shell Rent	\$167,427.82	(\$21.15/rsf)
	Taxes	\$18,000.00	(\$2.27/rsf)
	Operating Rent	\$51,550.00	(\$6.51/rsf)
	Tenant Improvements	\$39,356.58	(4.97/rsf)
	<u>Total Annual Rent</u>	<u>\$276,334.40</u>	<u>(\$34.90/rsf)</u>

11/17/2020 through 11/16/2025	Shell Rent	\$167,427.82	(\$21.15/rsf)
	Taxes	\$18,000.00	(\$2.27/rsf)
	<u>Operating Rent</u>	<u>\$51,550.00</u>	<u>(\$6.51/rsf)</u>
	<u>Total Annual Rent</u>	<u>\$236,977.82</u>	<u>(\$29.93/rsf)</u>

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: Simo

IN PRESE

Gen. Manager

(Title)

*2776 B W. Riverwalk Circle
Littleton, CO 80123*

(Address)

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

BY

CONTRACTING OFFICER

(Official Title)