

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO. 2	DATE
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. LMT14475
ADDRESS OF PREMISES First Interstate Bank Building 2 Main Street Kalispell, MT 59901-8414		
THIS AGREEMENT, made and entered into this date by and between First Interstate Bank		
whose address is 2 Main Street Kalispell, MT 59901-8414		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease.		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution, as follows:		
This SLA # 2 (supplemental lease agreement) shall serve to state the effective date of rent commencement and adjusted rental rates in accordance with the completion of tenant improvements; therefore paragraphs 2, 3 and 13 and 23 of the Standard Form 2 are deleted in their entirety and replaced with the following:		
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for occupancy by the [redacted] the term beginning <u>December 16, 2010</u> through <u>January 31, 2021</u> , subject to termination and renewal rights as may be hereinafter set forth,		
AND		
TO HAVE AND TO HOLD the said premises with their appurtenances for occupancy by the [redacted] for the term <u>April 1, 2010</u> through <u>January 31, 2021</u> , subject to termination and renewal rights as may be hereinafter set forth."		
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.		
LES BY [redacted]	<u>President</u> (Title)	<u>2 main st Kalispell, M.T. 59901</u> (Address)
BY [redacted] Adam Menzies (Signature)	CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)	

"3. **RENTAL RATE:** The Government shall pay the Lessor annual rent per the table below for the space occupied by the [REDACTED] per month in arrears. Rent for a lessor period shall be prorated.

Rent Breakdown 1,932 RSF / 1,680 USF	Annual Rent 12/16/2010 - 12/31/2015	Monthly Rent
Shell Rent (no taxes included)	\$ 18,645.91	\$ 1,553.83
Taxes	\$ 4,190.33	\$ 349.19
Amortization of TI	\$ 15,992.16	\$ 1,332.68
Operating Cost	\$ 6,718.50	\$ 559.88
Full Service Rent	\$ 45,546.90	\$ 3,795.58

Rent Breakdown 1,932 RSF / 1,680 USF	Annual Rent 1/1/2016 - 01/31/2021	Monthly Rent
Shell Rent (no taxes included)	\$ 18,645.91	\$ 1,553.83
Taxes	\$ 4,190.33	\$ 349.19
Amortization of TI		
Operating Cost	\$ 6,718.50	\$ 559.88
Full Service Rent	\$ 29,554.74	\$ 2,462.90

The Government shall pay the Lessor annual rent per the table below for the space occupied by the [REDACTED] per month in arrears. Rent for a lessor period shall be prorated.

Rent Breakdown 201.25 RSF / 175 USF	Annual Rent 04/01/2010 - 01/31/2021	Monthly Rent
Shell Rent (no taxes included)	\$ 1,661.75	\$ 138.48
Taxes	\$ 436.89	\$ 36.39
Amortization of TI		
Operating Cost	\$ 699.84	\$ 58.32
Full Service Rent	\$ 2,798.28	\$ 233.19

Rent checks shall be payable to: [REDACTED]

"13 **OPERATING COST:** Pursuant to Paragraph 4.3 "Operating Cost", the base rate for purposes of operating cost escalation is established at \$7,418.34 per annum for space occupied by the Government, and shall be adjusted according to CPI as specifically described in paragraph 4.3 of the SFO."

"23. **COMMISSION AND COMMISSION CREDIT:**

The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. The total Broker Commission is [REDACTED].

[Signature]
 Lessor & Govt

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture the Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in the schedule below for adjusted Monthly Rent:

First Month's [redacted] Rental Payment of \$3,763.78 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent;

First Month's [redacted] Rental Payment of \$264.99 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent;

Second Month's [redacted] Rental Payment of \$3,763.78 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent;

Second Month's [redacted] Rental Payment of \$264.99 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent;

Third Month's [redacted] Rental Payment of \$3,763.78 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Third Month's Rent;

Third Month's [redacted] Rental Payment of \$264.99 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Third Month's Rent."


Lessor & Gov't