

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No Two
	TO LEASE NO. GS-08B-14684
ADDRESS OF PREMISES 401 N. 31 <sup>st</sup> Street Billings, MT 59101	

THIS AGREEMENT, made and entered into this date by and between Billings 401 Joint Venture

whose address is:

404 N. 31<sup>st</sup> Street, Suite 100  
Billings, MT 59101

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 as follows:

Paragraph 7.04 of Lease No. GS-08B-14684, effective 12/01/2013, is added to include the following language:

The tenant improvements have been completed and accepted. The tenant improvements were priced out to total \$40,635.00. A 5% interest rate will be applied to the Tenant Improvements. The Tenant Improvements will be amortized over a four year period starting 12/01/2013.

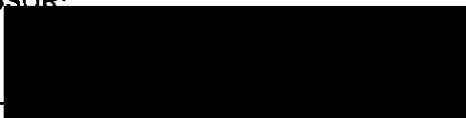
**FIRM TERM RENT**      YEARS 1-5  
JUNE 04, 2013 – NOVEMBER 30, 2013

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$42,044.00	\$3,503.67
TAXES	\$4,420.00	\$368.33
OPEX	<u>\$22,477.00</u>	<u>\$1,873.08</u>
	\$68,941.00	\$5,745.08


This Lease Amendment contains 2 pages.

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 below date.


FOR THE LESSOR:

Signature:   
Name: DIANA S. NEPHEE  
Title: Property Manager  
Entity Name: Billings 401 Joint Venture  
Date: 11-19-2013

FOR THE

Signature:   
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 12/10/13

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: DIANA REITLER  
Title: ACCOUNTING CLERK  
Date: 11-19-13

YEARS 1-5  
(DECEMBER 1, 2013 – NOVEMBER 30, 2017)

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$42,044.00	\$3,503.67
TAXES	\$4,420.00	\$368.33
OPEX	\$22,477.00	\$1,873.08
TI	<u>\$11,229.54</u>	<u>\$935.80</u>
	\$80,170.54	\$6,680.88

YEARS 1-5  
(DECEMBER 1, 2017 – JUNE 03, 2018)

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$42,044.00	\$3,503.67
TAXES	\$4,420.00	\$368.33
OPEX	<u>\$22,477.00</u>	<u>\$1,873.08</u>
	\$68,941.00	\$5,745.08

NON FIRM TERM RENT

YEARS 6-10  
(JUNE 4, 2018 – May 31, 2023)

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$42,044.00	\$3,503.67
TAXES	\$4,420.00	\$368.33
OPEX	<u>\$22,477.00</u>	<u>\$1,873.08</u>
	\$68,941.00	\$5,745.08

"The tenant improvement amount is hereby amended to equal \$40,635.00. The amortization rate has been negotiated at 5.0%. This Lease Amendment serves to both modify the tenant improvement amount and initiate payment of the tenant improvements. The tenant improvement will be amortized into the rent schedule effective 12/1/2013 – 11/30/2017

INITIALS: Om & \_\_\_\_\_  
LESSOR GOVT