

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-08P-LND14797
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES ROOSEVELT OFFICE PARK 221 2 <sup>ND</sup> ST NW DEVILS LAKE, ND 58301	PDN Number:

**THIS AMENDMENT** is made and entered into between

John C. Dumont  
PO Box 631  
201 College Drive  
Devils Lake, ND 58301-2924

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease.

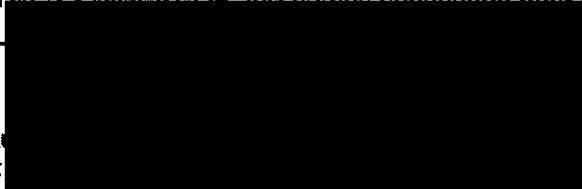
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 6/1/2016 as follows:

**Section 1.03 Rent and Other Considerations, Item A** is hereby deleted and replaced with the following:

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

Signature: 


Name: \_\_\_\_\_

Title: OWNER

Entity Name: DIA

Date: JUNE 1, 2016

FOR THE GOVERNMENT:


Signature: 

Name: \_\_\_\_\_

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 6/1/16

WITNESSED BY 

Signature: \_\_\_\_\_

Name: Chris Dumont

Title: Witness

Date: 6-1-16

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	6/1/2016 - 5/31/2024	6/1/2024 - 5/31/2029
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$16,721.00	\$20,702.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$11,026.01	\$0.00
OPERATING COSTS <sup>3</sup>	\$21,022.00	\$21,022.00
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	\$270	\$0.00
PARKING <sup>5</sup>	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$49,039.01</b>	<b>\$41,724.00</b>

<sup>1</sup>Shell rent (Firm Term) calculation: \$7.27 per RSF multiplied by 2,300 RSF

<sup>2</sup>The Tenant Improvement Annual Rent has been calculated as follows:

**Initial TI Terms:**

As of 6/1/2016  
 Remaining TI to be amortized - \$18,746.64  
 Remaining term - 96 months  
 Interest Rate - 4.1%  
 Annual TI Rent - \$2,752.57

**Additional TI Terms:**

Effective 6/1/2016  
 TI to be amortized - \$51,504.63  
 Remaining term - 96 months  
 Interest Rate - 6.5%  
 Annual TI Rent - \$8,273.44

**Blended TI Terms:**

Effective 6/1/2016  
 Total TI to be amortized - \$70,251.27  
 Term - 96 months  
 Interest Rate (blended) - 5.87212%  
 Annual TI Rent - \$11,026.01

<sup>3</sup>Operating Costs base calculation: \$9.14 per RSF multiplied by 2,300 RSF; Current Operating Costs are based on CPI Adjustment

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$2,700 are amortized at a rate of 0 percent per annum over 10 years

<sup>5</sup>Parking costs described under sub-paragraph G below

INITIALS: JD LESSOR & AN GOVT