

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-08P-LND14812
ADDRESS OF PREMISES 3425 MIRIAM AVE BISMARCK, ND 58501	PDN Number:

THIS AMENDMENT is made and entered into between

Pete Brendel
 3022 Sleepy Hollow Loop
 Bismarck, ND 58501-2188

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 3/1/2017 as follows:

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

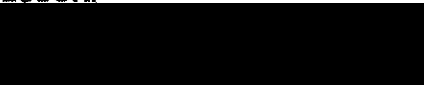
A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	3/1/2017 - 7/18/2021	7/19/2021 - 7/18/2026
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$295,361.04	\$295,361.04
TENANT IMPROVEMENTS RENT ²	\$16,886.97	\$0.00
OPERATING COSTS ³	\$ 102,158.16	\$ 102,158.16
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$ 1,827.17	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$416,233.34	\$397,519.20


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: Pete Brendel
 Title: owner
 Entity Name: _____
 Date: 3-28-2017

FOR THE GOVERNMENT:

Signature: 
 Name: Randi Heller
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 4/4/17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Shaun Kresler
 Title: owner
 Date: 3-28-17

¹Shell rent (Firm Term) calculation: \$13.82 per RSF multiplied by 21,372 RSF

²The Tenant Improvement Annual Rent has been calculated as follows: \$74,584.10 amortized over the remaining 53 months of the firm term at 0% interest.

³Operating Costs base calculation: \$4.78 per RSF multiplied by 21,372 RSF

⁴Building Specific Amortized Capital (BSAC) has been calculated as follows: \$8,070 amortized over the remaining 53 months of the firm term at 0% interest.

⁶Parking costs described under sub-paragraph G below.

INITIALS: PB & RN
LESSOR GOV'T