

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO.2
	TO LEASE NO. GS-08P-14820
ADDRESS OF PREMISE: 221 2 nd Street NW, Devils Lake, ND	PDN NUMBER: NA

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

whose address is

201 College Drive
PO Box 631
Devils Lake, ND 58301-0631

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

WHEREAS, the parties hereto desire to amend the above Lease to adjust for the Tenant Improvement Allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 18, 2015, as follows:

I. GSA Form L202 Section 1.03 is hereby deleted and replace with the following:

A. 1.03 RENT AND OTHER CONSIDERATION (AUG 2011)

	OCTOBER 26, 2014 – OCTOBER 25, 2019	OCTOBER 26, 2019 – OCTOBER 25, 2024
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$40,060.46	\$36,283.04
TENANT IMPROVEMENTS RENT ²	\$257.03	\$0
OPERATING COSTS ³	\$29,672.57	\$29,672.57
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0	\$0
PARKING ⁵	\$0	\$0
TOTAL ANNUAL RENT	\$69,990.06	\$65,955.62

¹Shell rent calculation:

(Firm Term) \$8.06 per RSF multiplied by 4,970.28 RSF

(Non-Firm Term) \$7.30 per RSF multiplied by 4,970.28 RSF

²The Tenant Improvement Allowance of \$1,135.00 will be amortized at a rate of 5 percent per annum over 5 years

³Operating Costs rent calculation: \$5.97 per RSF multiplied by 4,970.28 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of 0 percent per annum over 0 years

⁵Parking costs described under sub-paragraph II below

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:

Entity Name:

Date:

[Redacted Signature]

OWNER

JUNE 24, 2015

FOR THE

Signature

Name:

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date:

[Redacted Signature]

7/8/2015

WITNESSED FOR THE LESSOR BY:

Signature

Name:

Title:

Date:

[Redacted Signature]

Administrator

6-24-2015