

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
LEASE AMENDMENT	TO LEASE NO. GS-06P-LNE00051
ADDRESS OF PREMISES 6825 Pine St. Omaha, NE 68106-2857	PDN Number: NA

THIS AMENDMENT is made and entered into between Suzanne and Walter Scott Foundation

whose address is: 6825 Pine St. Omaha, NE 68106-2857

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 start the Tenant Improvement Rent.

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 September 27, 2018 as follows:

1. The rent table for paragraph 1.06 A. is hereby deleted and replaced as follows:

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

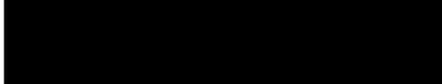
This Lease Amendment contains 2 pages.

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: Kenneth J. Moreano
Title: Authorized Agent
Entity Name: Suzanne & Walter Scott Foundation
Date: _____

FOR THE GOVERNMENT:

Signature: 
Name: Koryl K. Holman
Title: Lease Contracting Officer
GSA, Public Buildings Service, 6P1RW
Date: 11/15/18

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Chris Thraen
Title: Operations Coordinator
Date: 11-13-18

	<u>FIRM TERM</u> 8/1/2017 – 9/30/2018	<u>FIRM TERM</u> 10/01/2018 – 7/31/2022	<u>NON FIRM TERM</u> 8/1/2022 – 7/31/2027
	<u>ANNUAL RENT</u>	<u>ANNUAL RENT</u>	<u>ANNUAL RENT</u>
SHELL RENT¹	\$200,772.00	\$200,772.00	\$200,772.00
TENANT IMPROVEMENTS RENT²	\$0.00	\$34,105.77	\$0.00
BASE COST OF SERVICE³	\$80,308.80	\$80,308.80	\$80,308.80
TOTAL ANNUAL RENT	\$281,080.80	\$315,186.57	\$281,080.80

¹Shell rent calculation:

\$20.00 per RSF multiplied by the RSF stated under Paragraph 1.01

²Tenant Improvements of \$112,274.00 where accepted 9/7/2018 and shall be amortized at a rate of 8 percent per annum over the number of whole months remaining before 8/1/2022.

³Base Cost of Services rent calculation: \$8.00 per RSF multiplied by the RSF stated under Paragraph 1.01

INITIALS:

LESSOR

&

Key
GOVT