

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3	
	TO LEASE NO. GS-10B-07349 BLDG NO. OR6648	
ADDRESS OF PREMISES 24 Mistletoe Medford, OR 97501-2954	PDN Number: N/A	Page 1 of 2

THIS AGREEMENT, made and entered into this date by and between HANSON, HANSON, WERDELL, EVERTS AND JOHNSON

whose address is: 2 [REDACTED]
 MEDFORD, OR 97501-2954

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 incorporate the amortized costs for Tenant Improvements (TIs) and Building Specific Security (BSS) into the Lease and to increase the total TI cost.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 24, 2012 as follows:

Paragraphs 1.03 A. and 7.01 are hereby deleted in their entirety and replaced below:

1.03 A. RENT AND OTHER CONSIDERATION

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

	10/24/2012- 4/23/2022	
	Annual Rent	Monthly Rate
Shell/Operating Rent	\$87,795.00	\$7,316.25
Tenant Improvements rent	\$6,160.08	\$513.34
Building Specific Security	\$650.64	\$54.22
Total Annual Rent	\$94,605.72	\$7,883.81

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the Lessor and the Government have signed the below date.

FOR

THE GOVERNMENT, **INDSEY D. SNOW**
 CONTRACTING OFFICER

Signature: [Handwritten Signature]
 Name: Lee S. WerdeLL
 Title: Partner
 Entity Name: Hanson & Hanson
 Date: 10/19/2012

Signature: [Handwritten Signature]
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: OCT 31 2012

WITNESSED FOR THE LESSOR BY:

Signature: [Handwritten Signature]
 Name: B. WerdeLL
 Title: _____
 Date: 10/19/2012

WITNESS FOR HANSON, EVERTS + JOHNSON
Theresa J. Pollock
LEGAL ASST.
10-24-12

7.01 Tenant Improvement Completion

On August 8, 2012 via Lease Amendment #2, the Government issued a Notice to Proceed for the construction of TIs/BSS work in the amount of \$35,780.66 for TIs and [REDACTED] for BSS [REDACTED]. This Lease Amendment serves to increase TI work by \$3,463.00 for a total amount of \$39,243.66. BSS amount remains the same at [REDACTED]. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work. Said work has been completed and shall be amortized at 9% over 9.5 years.

INITIALS: JRH & RS
GA LESSOR GOVT