GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-08B-14680
ADDRESS OF PREMISES	

THIS AMENDMENT is made and entered into between Canyon Lake Park, L.L.C.

whose address is:

4420 Universal Drive, Suite 202
Rapid City, SD 57702-9301

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 October 1, 2013 as follows:

Section 1.03 paragraph A is hereby deleted and replaced by the following:

1.03   RENT AND OTHER CONSIDERATION (SUCCEEDING) (SEPT 2011)

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

	July 21, 2013 – July 20, 2023		July 21, 2023 – July 20, 2028	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rent	$63,828.30	$15.53	$70,641.18	$17.19
Tenant Improvement Rent	$1,276.81	$0.31	$0.00	$0.00
Operating Rent	$24,660.00	$6.00	$24,660.00	$6.00
Total Annual Rent	$89,765.11	$21.84	$95,301.18	$23.19

The Tenant Improvements of $9,370.57 are amortized at a rate of 6.5 percent per annum over 10 years. If the actual costs of the Tenant Improvements are different than $9,370.57 a lease amendment will be completed to adjust the Tenant Improvement Rent. The rates listed on the rent schedule may be rounded.

This Lease Amendment contains 1 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: ▮▮▮▮
Title: Managing Partner
Entity Name: Canyon Lake Park, LLC
Date: 9-12-13

FOR THE GOVERNMENT:

Signature: ▮▮▮▮
Name: Ryan Lindberg
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12.10.2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____