

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

LEASE NO. GS-08P-14765

ADDRESS OF PREMISES 2487 SOUTH 1620 WEST
OGDEN, UTAH 84401-4503

THIS AGREEMENT, made and entered into this date by and between Buenaventura L.L.C. whose address is:
2006 SOUTH 775 E
BOUNTIFUL, UTAH 89010-4269

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

WHEREAS, the parties hereto desire to amend the above Lease by reconciling lease terms:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 1, 2013 as follows:


Paragraph 1.03, RENT AND OTHER CONSIDERATIONS (SEP 2012), of the lease is hereby amended as follows:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$102,427.70	\$102,427.70
REAL ESTATE TAXES	\$6,738.38	\$6,738.38
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00
OPERATING COSTS ³	\$43,930.00	\$43,930.00
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$0.00	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$153,096.08	\$153,096.08


¹Shell rent (Firm Term) calculation: \$ 18.97 per RSF multiplied by 5,400 RSF
²The Tenant Improvement Allowance of \$ 0.00 is amortized at a rate of 0 percent per annum over 0 years.
³Operating Costs rent calculation: \$8.14 per RSF multiplied by 5,400 RSF
⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 0 years
⁵Parking costs described under sub-paragraph G below

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.


WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: _____
 Title: WIFE
 Date: 11-1-13

FOR THE LESSOR:

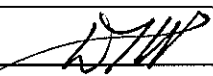
Signature: 
 Name: _____
 Title: OWNER
 Entity Name: BUENAVENTURA LLC
 Date: 11-1-13

FOR THE GOVERNMENT:

Signature: 
 Name: _____
 Title: _____
 Entity Name: General Services Administration
 Date: 11-4-13

Paragraph 1.11, PERCENTAGE OF OCCUPANY FOR TAX ADJUSTMENTS (JUN 2012) of the lease is herby deleted and replaced with the following:

"As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 36% percent. The Percentage of Occupancy is derived by dividing the total Government Space of 5,400 RSF by the total Building space of 15,000 RSF."

Lessor Initials: 

Gov't Initials: 