

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-08P-LUT15008
ADDRESS OF PREMISES 2282/2290 SW Resource BLVD Moab, UT 84532	

**THIS AMENDMENT** is made and entered into between **Moab Investment Partners, L.C.**

whose address is: 1366 Murray-Holiday Road  
Salt Lake City, 84114-5050

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 January 1, 2018 as follows:

1) This Lease Amendment increases the Tenant Improvement Allowance for the [REDACTED] build out effective January 1, 2018:

#### Section 1.03 RENT AND OTHER CONSIDERATION

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

	April 1, 2016- Sept. 30, 2016 (firm term)	October 1, 2016- December 31, 2017 (firm term)	January 1, 2018- March 31, 2018 (firm term)	April 1, 2018- March 31, 2026 (firm term)	April 1, 2026- March 31, 2036 (non-firm term)
SHELL RENT	\$465,311.28	\$465,311.28	\$428,907.16	\$465,311.28	\$569,032.38
TENANT IMPROVEMENTS RENT	\$102,926.10	\$84,724.04	\$127,811.61	\$127,811.61	\$0.00
OPERATING COSTS	\$160,226.77	\$160,226.77	\$160,226.77	\$160,226.77	\$160,226.77
BUILDING SPECIFIC AMORTIZED CAPITAL	\$795	\$795	\$795	\$795	\$0
TOTAL ANNUAL RENT	\$729,259.15	\$711,057.09	\$717,740.54	\$754,144.66	\$729,259.15

#### 1. Shell rent calculation:

- (Firm Term) \$13.16 per RSF multiplied by 35,358 RSF, with the exception of January 1, 2018-March 31, 2018 at which time the shell rent will be reduced to \$12.13 per RSF.
- (Non-Firm Term) \$16.09345495 per RSF multiplied by 35,358 RSF

INITIALS:

*[Signature]*

&

*[Signature]*

LESSOR

GOV'T


2. Beginning April 1, 2016, Tenant Improvements of \$1,029,261.03 are amortized at a rate of 0 percent per annum over 10 years. Beginning October 1, 2016, Tenant Improvements of \$847,240.36 are amortized at a rate of 0 percent per annum over 10 years. Beginning January 1, 2018, NPS Tenant Improvements of an additional \$269,455.87 are amortized at a rate of 7 percent per annum over 99 months.
3. Building Specific Amortized Capital (BSAC) of \$7,950.00 is amortized at a rate of 0 (zero) percent per annum over 10 years.

2) All other terms and conditions of this lease shall remain in full force and effect.

This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: 

Name: Gregory L Seal

Title: Manager

Entity Name: Monk Investment Partners LLC

Date: March 23, 2018

**FOR THE GOVERNMENT:**

Signature: 


Name: Jessica Ballard-Will

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 3/28/18

**WITNESSED FOR THE LESSOR BY:**

Signature: 

Name: Kellie Kennedy

Title: \_\_\_\_\_

Date: 3/23/18