

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 1</b>  <b>TO LEASE NO. GS-10P-LWA00104 BLDG# WA0082ZZ</b>
<b>ADDRESS OF PREMISES</b> 301 Yakima Street Wenatchee, WA 98801-2966	

**THIS AGREEMENT**, made and entered into this date by and between Localtel Federal Building, LLC whose address is 341 Grant Rd, East Wenatchee, WA 98802-5333 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 add the Sally Port space to the lease. .

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 1, 2017 as follows:

Paragraph 1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013) – Paragraph C shall be added per below.  
 Paragraph 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2015) – Shall be deleted in its entirety and replaced with the below.  
 Paragraph 1.05 TERMINATION RIGHTS (AUG 2011) – Shall be deleted in its entirety and replaced with the below.

Paragraph 1.02

C. Sally Port and Secured Parking: An area approximately 36x45 which is fenced and gated with barb wire, located on the south east corner of the building. Outside in the parking area but attached to the loading dock and building.

Paragraph 1.03

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:**

**FOR THE GOVERNMENT**

Signature: \_\_\_\_\_  
 Name: Michael J. Seabert  
 Title: Partner  
 Entity Name: Localtel Federal Building, LLC  
 Date: 8/30/17

Signature: \_\_\_\_\_  
 Name: Michael J. O'Brien  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: 9/5/17

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: Eric Freeman  
 Title: Acctg Mgr  
 Date: 8/30/17

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

	ANNUAL RENT
SHELL RENT <sup>1,3</sup>	\$211,222.62
OPERATING COSTS <sup>2</sup>	\$ 115,404.84
SALLY PORT AND SECURED PARKING <sup>3</sup>	\$5,400.00
<b>TOTAL ANNUAL RENT</b>	<b>\$332,027.46</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$7.98 per RSF multiplied by the 26,469 RSF

(Non-Firm Term) \$7.98 per RSF multiplied by the 26,469 RSF

<sup>2</sup>Operating Costs rent calculation: \$4.36 per 26,469 RSF

<sup>3</sup>Sally Port and Secured Parking \$3.33 per RSF multiplied by the 1,620 RSF on a Month to Month Basis

#### Paragraph 1.05

The Government may terminate this Lease, in whole or in parts, at any time effective after the Firm Term of this Lease, by providing not less than **120 days** prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. Both parties shall have the right to terminate the Sally Port Secured Parking area by providing not less **90 days** prior written notice. No rental shall accrue after the effective date of termination.

INITIALS:

LESSOR

&

GOVT