

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LWI19283
LEASE AMENDMENT	
ADDRESS OF PREMISES 916 Lake Shore Drive West Ashland, WI 54806-1357	PDN Number: N/A DUNS #: 807795062

THIS AGREEMENT, made and entered into this date by and between

Muskie Properties, LLC

whose address is: 60351 Arnold Market Road
Bend, OR 97702-9248

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 document the cost and scope of work for the tenant improvements (TIs) in the Government's leased space and to issue notice to proceed (NTP).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 15, 2017 as follows:

- A. "Lessor shall furnish, install, and maintain all labor, materials, tools, equipment, services, and associated work to perform the necessary tenant improvements as outlined in this Lease Amendment (LA). This LA consists of the following documents hereto attached and incorporated into the lease contract:
 - a. This GSA Lease Amendment Form
 - b. Schematic Drawings dated June 2017
 - c. Lessor's final proposal dated August 8, 2017"

- B. "The total cost to the Government for the above tenant improvements (TIs), including all fees, is \$133,245.00 which will be amortized in the rent in accordance with the lease. The remaining tenant improvement allowance (TIA) of \$1,012,441.21 shall be made available should the Government decide to construct Tenant Improvements as later defined. Any unused portion of the TIA will be returned to the Government."

This Lease Amendment contains 11 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: MARILYN BEEM
 Title: MANAGER
 Entity Name: MUSKIE PROPERTIES, LLC
 Date: AUGUST 15, 2017

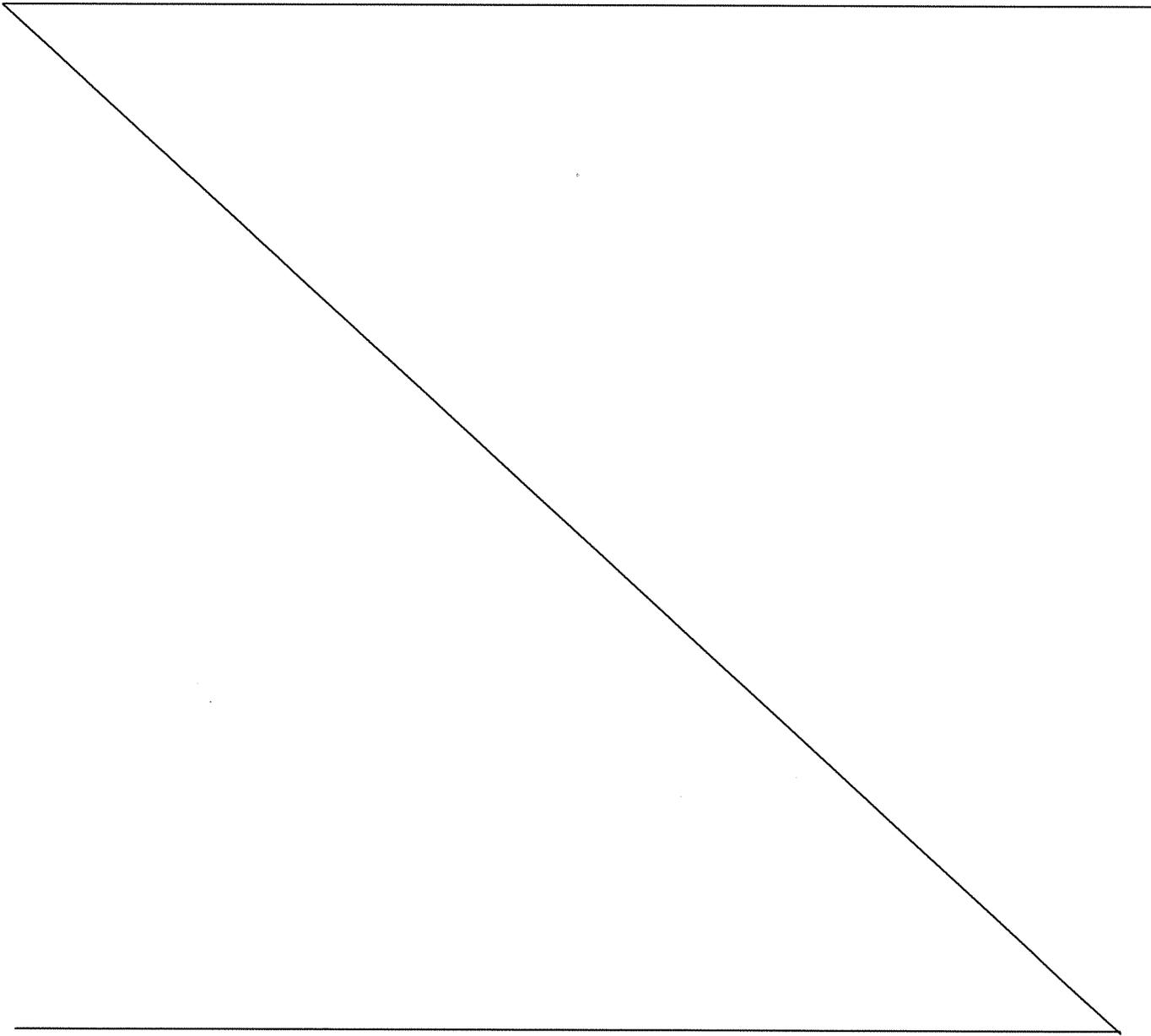
FOR THE GOVERNMENT:

Signature: 
 Name: Kyle D. Gray
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 8/22/17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: ROGER C. BEEM
 Title: _____
 Date: 08-15-2017

- C. "Any changes to the scope of work, line items, or delivery time under this contract must be authorized in advance in writing by the Contracting Officer."
- D. "It is understood and agreed that the Government retains title to all removable property covered by this agreement and may remove the same if so desired. In the event such are not removed by the Government at the end of the lease term or any extension or renewal thereof, title shall vest with the Lessor and all rights of restoration shall be waived."



INITIALS: DMB & U
LESSOR & GOVT