

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-08P-14747
LEASE AMENDMENT	
ADDRESS OF PREMISES 79 Winston Drive, Suite 131, Rock Springs, WY 82901	PDN Number: NA

THIS AMENDMENT is made and entered into between
Gateway Incorporated
whose address is: 79 Winston Drive, Suite 140
Rock Springs, WY 82901

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 outline the Reimbursement of Tenant Improvement to the Lessor and adjust the rent payment to align with the lease per Section 7.00.

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 August 1, 2015 as follows:

Section 1.03 of L202 is hereby deleted in its entirety and replaced with the following:

Section 1.03 RENT AND OTHER CONSIDERATIONS (SEPT 2013)

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

	7/1/2015 - 3/31/2021 – Firm Term	4/1/2021 - 3/31/2029 – Soft Term
SHELL RENT ¹	\$ 60,890.94	\$ 60,890.94
REAL ESTATE TAXES ²	\$ 2,313.69	\$ 2,313.69
OPERATING COSTS ³	\$ 11,081.82	\$ 11,081.82
TENANT IMPROVEMENTS RENT ⁴	\$ 1,277.25	
TOTAL ANNUAL RENT	\$ 75,563.70	\$ 74,286.45

¹Shell rent calculation: \$14.74 per RSF multiplied by 4,131 RSF

²Real Estate Tax: \$0.56 per RSF multiplied by 4,131 RSF

³Operating Costs rent calculation: \$2.68 per RSF multiplied by 4,131 RSF

⁴Tenant Improvement Rent: \$0.31 per RSF (total reimbursement of \$2,052.28 @ 2% amortization rate for 7 years)

This Lease Amendment contains 2 page.

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: Treasurer
Entity Name: Gateway, Inc
Date: 10-26-15

FOR THE GOVERNMENT:

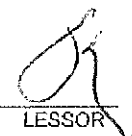
Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: 10/27/2015

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: 10-26-2015

Add section 7.03 to the L202, as follows:

Beginning on the commencement date 4/1/2014 of this lease, the Lessor has received rent based on total amount of space footage of 4,131 rentable square footage (RSF), yielding 3,656 ANSI/BOMA Office Area (ABOA), instead of the prorated agreed square footage outline in section 7.02. This caused an over payment to the Lessor in the amount of \$16,921.67. GSA will withhold the rent starting on 11/1/2015 in the amount of \$5,640.56/mo. for two months and \$5,640.55/mo. for 1 month to recoup this over payment.

INITIALS:  & 
LESSOR & GOVT