

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-08P-LWY14779
ADDRESS OF PREMISES Cottonwood Park 907 North Poplar St Casper, WY 82601-1320	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Cottonwood Office Center, LLC**

whose address is:

**550 North Poplar Street
Suite 300
Casper, WY 82601-2805**

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 **7/21/2015** as follows:

Section 1, Paragraph 1.01, Subsection A. is hereby amended as follows:

"A. Office and Related Space: 2,704 rentable square feet (RSF), yielding 2,399 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st floor(s) and known as Suite(s) N/A, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit "A"."

Section 1, Paragraph 1.03, Subsection A. is hereby amended as follows:

This Lease Amendment contains 1 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: MANAGER
Entity Name: COTTONWOOD OFFICE CENTER
Date: 7.18.2015

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: 9/28/2015

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Manager
Date: 9/18/15

	Non Firm Term
Shell Rent ¹	\$ 29,721.93
Operating Costs ²	\$ 13,374.74
Real Estate Taxes ³	\$ 1,190.40
Total Annual Rent	\$ 44,287.06

¹Shell Rent calculation: \$10.99184 per RSF multiplied by 2,704 RSF

²Operating Rent calculation: \$4.94628 per RSF multiplied by 2,704 RSF

³Real Estate Taxes Rent calculation: \$0.44024 per RSF multiplied by 2,704 RSF

Section 1, Paragraph 1.11 is hereby amended as follows:

"As of 7/21/2015, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 4.9823%. The Percentage of Occupancy is derived by dividing the total Government Space of 2,704 RSF by the total Building space of 54,272 RSF.

Section 1, Paragraph 1.13 Operating Cost Base (AUG 2011) is hereby amended as follows:

"The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$4.94628 per RSF (\$13,374.74).

INITIALS:

CL
LESSOR

&

R
GOV'T