

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LMI19460
ADDRESS OF PREMISES 13919 S. West Bay Shore Dr, Unit 8, Traverse City, MI 49686	PDN Number:

THIS AMENDMENT is made and entered into between **Regan Development LLC**

whose address is: **3159 Ogidaki Tr., Traverse City, MI 49686**

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 April 10th, 2017 as follows:

Paragraph 1.04 and Section 25 of the 1364A are hereby deleted and replaced thereof:

1.04 TERMINATION RIGHTS (SIMPLIFIED) (JUN 2012)

The Government may terminate this Lease, in whole or in part, only after the Firm Term of this Lease at the end of Year 7 (October 20, 2022) or at the end of Year 11 (October 20, 2026), 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. No rental shall accrue after the effective date of termination.

25. ADDITIONAL TERMS AND CONDITIONS WITH RESPECT TO THIS OFFER:

- ~~This applies to a lease of 16 years, with a 7-year firm term and 120-day termination rights any time after the 7th year.~~
- This offer incorporates a tenant improvement allowance of up to [REDACTED] to cover new floor covering and wall covering.
- it also assumes real estate tax and operating cost adjustments going forward.

This Lease Amendment contains one (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: [REDACTED]
 Name: Sean O'Connor
 Title: Manager
 Entity Name: Regan Development LLC
 Date: 04-11-17

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 04-11-17

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Notary Public
 Title: Commission ending Nov. 15, 2018
 Date: 4/11/17

