

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
LEASE AMENDMENT

LEASE AMENDMENT

1

DATE

6-10-15

TO LEASE NO

LMN18817

ADDRESS OF PREMISES

12 Civic Center Plaza; Suite 1560; Mankato, MN 56001-3660

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

Minnesota River Properties, LLC

whose address is:

1207 River Drive

River Falls, Wisconsin 54022-5748

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 the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective as of the date of this Lease Amendment 1, as follows:

This Lease Amendment (LA) No. 1 is issued to establish the effective lease term date of April 16, 2015; to pay the rent as outlined in the Lease. This transaction is a "direct transaction" of the U.S. Government and no real estate commission is payable.

The Lease term is reaffirmed by the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning on April 16, 2015 and extended through April 15, 2028, subject to termination and renewal rights as may be set forth. The Government may terminate this lease anytime after April 15, 2025, by giving Sixty (60) days notice in writing to the Lessor and no rent shall accrue after the effective termination. Said notice shall be computed commencing within the day after the date of mailing. The term of this lease is thirteen years (13) years full, ten (10) years firm.

Paragraph 1.03 (A) of the Lease is hereby reaffirmed by the following:

	4/16/2015-4/15/2025 Firm Term		4/16/2025-4/15/2028 New Firm Term	
	Rent 1-3	Rent 4-10	Rent 11-13	
Shell Rental Rate:	\$33,247.00	\$76,302.50	\$96,871.00	N.A.
TI Rental Rate:	\$0	\$0	\$0.00	N.A.
Real Estate Taxes:	\$13,402.70	\$13,402.70	\$13,402.70	N.A.
Base Operating Cost:	\$40,606.20	\$40,606.20	\$40,606.20	N.A.
Total:	\$87,255.90	\$130,311.40	\$150,879.90	N.A.

CPI and tax escalations continue throughout the term of the lease. Rent shall be adjusted in accordance with the provisions of the RLP. Rent for a lesser period shall be prorated. Rent checks shall be made payable to Minnesota River Properties, LLC; 1207 River Drive; River Falls, WI. 54022-5748.

All terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

1207 River Dr. River Falls, WI.
(ADDRESS) 54022

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(ADDRESS) 54022

GENERAL SERVICES ADMINISTRATION

LEASE CONTRACTING OFFICER

(OFFICIAL TITLE)