

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-08P-LMT14907**

ADDRESS OF PREMISES

Forest Service Building  
2880 Skyway Drive  
Helena, MT 59602-1230

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

Helena Regional Airport Authority  
Jeff Wadekamper

whose address is

2850 Skyway Drive  
Helena, MT 59602-1230

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 read as follows:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 1, 2015, as follows:

I. "Lease Term" is hereby deleted in its entirety and replaced with the following:

"To Have and to Hold the said Premises with its appurtenances for the beginning upon acceptance of the Premises as required by this Lease and continuing for a period of **10.5 years, 5 years firm**, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, is **September 1, 2015**."

II. Section 1.03 "Rent and Other Consideration" Paragraph A of the lease is hereby deleted in its entirety and replaced with the following:

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

|                          | FIRM TERM          | NON FIRM TERM      |
|--------------------------|--------------------|--------------------|
|                          | ANNUAL RENT        | ANNUAL RENT        |
| SHELL RENT               | \$26,498.40        | \$29,122.90        |
| OPERATING COSTS          | \$7,656.30         | \$7,656.30         |
| PARKING                  | \$0.00             | \$0.00             |
| <b>TOTAL ANNUAL RENT</b> | <b>\$34,154.70</b> | <b>\$36,779.20</b> |

<sup>1</sup>Shell rent (Firm Term) calculation: \$14.64 per RSF multiplied by 1,810 RSF

<sup>2</sup>Operating Costs rent calculation: \$4.23 per RSF multiplied by 1,810 RSF

<sup>4</sup>Parking costs described under sub-paragraph A above

III. Section 3.17 "Accessibility" is hereby amended to read:

"The Building, leased Space, and areas serving the leased Space shall be accessible to persons with disabilities in accordance with the Architectural Barriers Act Accessibility Standard (ABAAS), Appendices C and D to 36 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10). To the extent the standard referenced in the preceding sentence conflicts with local accessibility requirements, the more stringent shall apply. The vestibule entering [REDACTED] space must be in compliance with ABAAS. The restrooms located inside the secure space, outside of [REDACTED] space and within [REDACTED] space, must not be renovated to meet current ABAAS standards, as the public restrooms located in unsecured space within [REDACTED] space are currently ABAAS compliant."

IV. Section 7.02 "Reimbursable Items" is hereby added:

"REIMBURSABLE ITEMS: The Government agrees to reimburse \$134,389.57 to the Lessor upon completion and acceptance of the project by the Government and upon receipt of acceptable itemized invoice from the Lessor. This cost includes Project Management and Architect and Engineering Fees of \$15,502.00, and General Contractor Fees of \$10,807.96. Payment shall be forwarded to:

**Helena Regional Airport Authority**  
2850 Skyway Drive  
Helena, MT 59602-1230

The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS0031998 [Invoices submitted without the PDN are immediately returned to the Vendor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Vendors who are unable to process the invoices electronically, may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102."

V. Section 7.03 "TV Monitor in Conference Room" is hereby added:

"The Lessor shall provide one TV monitor to be located on the south wall of the conference room, including necessary mounting equipment."

VI. Section 7.04 "LAN Room adjustments" is hereby added:

"The Government hereby approves the reduction in width of the LAN room by 8". The Government also approves a reduction in the number of electrical outlets by two."

FOR THE LESSOR

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Date: \_\_\_\_\_

[Redacted Signature]

*Airport Director*  
*Helena Regional Airport Authority*  
*8-13-15*

FOR THE GOVERNMENT

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Date: \_\_\_\_\_

[Redacted Signature]

*Lease Contracting Officer*  
*GSA, Public Buildings Service*  
*8/18/15*

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

[Redacted Signature]

*Kelly Johnson*  
*Admin. Assistant*  
*8/13/15*