GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-07P-LNM17416
ADDRESS OF PREMISES:	PDN Number: N/A
1808 Aztec Avenue Gallup, NM 87301-4946	

THIS AGREEMENT, made and entered into this date by and between Six D, Inc.

whose address is:	316 S. 4 th Street
	Gallup, NM 87301

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

- 1.) To accept the Tenant Improvements as complete; and
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Establish the square footages of the leased space; and
- 4.) Provide the annual rental amounts; and
- 5.) Establish the Governments Percentage of Occupancy; and
- 6.) Establish the reduction amount for vacant space; and
- 7.) Establish the Base for the Operating Cost adjustment; and
- 8.) Establish the Common Area Factor; and
- 9.) Establish Real Estate Tax Base
- 10.) Establish Termination Rights
- 11.) All other terms and conditions are in full force and effect.

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

FOD THE COVEDNMENT.

This Lease Amendment contains 2 pages.

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:

	FOR THE OFFICIENCE AND A DESCRIPTION OF
Signature: Name: Title: <u>Prus, her</u> t Entity Name: Six D, Inc	Signatura Name: Title:
Date: MAM ler 2015	Date: May 7,2015
WITNESSED FOR THE LESSON DV.	V
Signatur	
Name:	
Title: <u>Haministrative Acet</u> ,	
Date: <u>Inary (e, 2015</u>	
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1.) The tenant improvements have been completed and the government accepts the leased space on June 1, 2015.

2.) The Commencement Date of the rental shall be June 1, 2015 and shall expire on May 31, 2035, subject to the termination rights set forth in the lease.

3.) The leased premise square footage shall be 20,287 Rentable Square Feet (RSF) yielding 20,287 ANSI/BOMA Office Area (ABOA).

4.) The Government shall pay the Lessor annual rent as follows:

	FIRM TERM	NON-FIRM TERM	
	JUNE 1, 2015 - MAY 31, 2020	JUNE 1, 2020 - MAY 31, 2035	
	ANNUAL RENT	ANNUAL RENT	
SHELL RENT ¹	\$131,682.43	\$131,682.43	
OPERATING COSTS ³	\$ 144,240.57	\$ 144,240.57	
PARKING ⁵	\$ 0.00	\$ 0.00	
TOTAL ANNUAL RENT	\$275,923.00	\$275,923.00	

5.) The Percentage of Occupancy for Tax Reimbursement purposes shall be: 100% (20,287 RSF/20,287 RSF).

6.) The Government's Adjustment for Vacant Space shall be a reduction of \$2.00/ABOA.

7.) In accordance with the Lease paragraph 1.15 entitled "Operating Cost Base", the escalation base shall be \$7.11 per RSF (\$144,240.57/annum).

8.) In accordance with the Lease paragraph 1.01 entitled "The Premises", the Common Area Factor shall be 1 (20,287 RSF/20,287 ABOA).

9.) In accordance with the Lease paragraph 1.14 entitled "Real Estate Tax Base", the tax base shall be \$17,387.00. Tax adjustments shall not occur until the tax year following lease commencement has passed

10.) The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing not less than 90 days' prior written notice to the Lessor.

11.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS:

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