

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-09P-LNV03079
ADDRESS OF PREMISES: 215 South 11 th Street Elko, NV 89801-7536	PDN Number: N/A

THIS AMENDMENT is made and entered into between

Gallagher Properties, LLC

whose address is: 2770 Del Monte Ln
Reno, NV 89511-7536

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 upon execution by the Government as follows: To adjust clarify rental rates and adjust tenant improvement costs. In this regard, Paragraph 1.03 has hereby been deleted and substituted therefore:

*1.03 Rent shall commence effective March 16, 2016 without the amortized Tenant Improvements as referenced in Paragraph 1.08. Upon completion of the Tenant Improvements and acceptance by the Government, a subsequent Lease Amendment shall be drafted to memorialize the actual Tenant Improvement amount that will be amortized into the remaining firm term of the rent. The Government shall pay the Lessor annual rent as follows:

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 Signature Name Title: Date:	
Title: <u>MANAGER</u> Entity Name: <u>GALLAGHER PROPERTIES, L.L.C.</u> Date: <u>3/31/2016</u>	Title: <u>GSA, Public Buildings Service,</u> Date: <u>4/4/16</u>	

OR BY:

LEASER

AGALGER

Rental Period	Portion of Space	Shell Rent	Operating Cost	TI	Total Rate	Total Annual Rent
Years 1 - 5	Office and Warehouse 1,790 RSF	\$7.31 / rsf	\$3.72 / rsf	\$0.00 / rsf	\$11.03 / rsf	\$19,743.70
	Wareyard 5,000 RSF	\$3.85976 / rsf	\$0.00 / rsf	\$0.00 / rsf	\$3.85976 / rsf	\$19,298.80
Total Annual Rent for Years 1 - 5						\$39,042.50
Years 6 - 10	Office and Warehouse 11790 RSF	\$7.64 / rsf	\$3.72 / rsf	\$0.00 / rsf	\$11.36 / rsf	\$20,334.40
	Wareyard 5,000 RSF	\$4.18976 / rsf	\$0.00 / rsf	\$0.00 / rsf	\$4.18976 / rsf	\$20,948.80
Total Annual Rent for Years 6 - 10						\$41,283.20

Rent for a lesser period shall be prorated. Rent shall be payable to:

Gallagher Properties, LLC
2770 Del Monte Ln
Reno, NV 89511-7536

1,790 RSF

All other terms and conditions of the Lease shall remain in full force and effect."

[Redacted Signature]

LESSOR

INITIALS:  & 
LESSOR & GOVT