

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		Amendment NO. 1	DATE 8/11/11
AMENDMENT TO LEASE		LID07220	Bldg# ID4325
ADDRESS OF PREMISES 1910 Northwest Blvd Coeur D' Alene, ID 83814-2676			

THIS AGREEMENT, made and entered into this date by and between Meyer-Morse Ironwood Partners whose address is 2100 Northwest Blvd, Suite 350, Coeur D' Alene, ID 83814-5047 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 12, 2011, as follows:

This Amendment # 1 reflects the setting of both the Operating Base and Tax Base and Percent of Occupancy. Restating the rents set out in the lease. In addition, correct the building address from 1900 Northwest Blvd Coeur D' Alene, ID 83814 to the address above.
Therefore Paragraph 3 of the Rider to GSA form 3626 and Supplemental Lease Requirements Paragraphs 9 and 11 shall be deleted in their entirety and replaced with the following:

- The Government shall pay the Lessor rents per the chart below:

Year	Shell	Operating Costs	Tenant Improvement Allowance	Total Annual Rent	Total Monthly Rent
1 - 5	\$19,269.60	\$5,505.60	\$4,625.20	\$29,400.40*	\$2,450.03*
6-10	\$22,890.40	\$5,505.60	\$0.00	\$28,396.00*	\$2,366.33*

*Rent shall be subject to annual adjustments of both Taxes and Operating Costs per lease below

- In accordance with the Supplemental Lease Requirements paragraph entitled *Tax Adjustment*, the base year taxes are established at \$2,113.79 for the government occupied space. Taxes shall be increased or decreased from the base pursuant to annual adjustment per the Supplemental Lease Requirements. The tax Parcel number(s) is identified as: C4996001003A,
- In accordance with the Supplemental Lease Requirements paragraph entitled *Operating Costs Base*, the escalation base is established as \$4.44/RSF (\$5,505.60/annum).

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 above date.

LESSOR	
BY _____ (Signature)	_____ (Title)
IN PRESENCE OF _____ (Signature)	_____ 2100 NW BLVD, STE 350, COEUR D'ALENE, ID 83814 (Address)
UNITED STATES OF AMERICA	
BY _____ (Signature)	CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)