

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
LEASE AMENDMENT	TO LEASE NO. GS-06P-80014
ADDRESS OF PREMISES: Town Square Building 1100 6 th Street, Suite A Coralville, IA 52241-1756	PDN Number:: PS0024839

THIS AMENDMENT is made and entered into between **Andersen Investments, L.C.**

whose address is: *P.O. Box 5198*
 2530 Corridor Way, Suite 203
 Coralville, IA 52241-1000

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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 February 7, 2013, as follows:

USE OF THE GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT, HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR "SUPPLEMENTAL LEASE AGREEMENT" SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT."

This Lease Amendment No. 2 is issued to document the lump-sum tenant improvement costs.

The following is hereby added as Paragraph 18 to establish the final tenant improvement allowance:

18. The parties mutually agree that the actual tenant improvement (TI) allowance associated with the Government's approved scope of work is established as \$272,628.08. The Government has elected to pay \$65,061.38 of the TI cost in a lump-sum payment. The remaining TI allowance of \$207,566.70 will be amortized over the firm term of ten (10) years at 6.00% per annum, in the same manner as a loan having equal monthly payments of principal and interest. The resulting TI portion of the annual lease rent shall equal \$27,652.99.

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:

Signature: *[Signature]*
 Name: Scott A. Andersen
 Title: MANAGER
 Entity Name: Andersen Investments, L.C.
 Date: FEB 23 2013

FOR THE GOVERNMENT:

Signature: *[Signature]*
 Name: Patrick G. Walsh
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Real Estate Acquisition Division
 Date: 2/25/13

WITNESSED FOR THE LESSOR BY:

Signature: *[Signature]*
 Name: Lovie L. Andersen
 Title: Office Manager
 Date: 2-23-13

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Upon completion, inspection and acceptance of the work by the Contracting Officer, The Government shall reimburse the Lessor in a lump-sum payment in the amount of \$65,061.38 upon receipt of an original invoice.

The original invoice must be submitted directly to the GSA Finance office at the following address:

GSA Office of Finance
P.O. Box 17181
Ft. Worth, TX 76105-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Public Building Services
Attn: Patrick Walsh
1500 E. Bannister Road
Kansas City, MO 64131

A proper invoice must be on the Lessor's company letterhead and include the following:

- Invoice Date
- Name of Lessor as shown on the lease
- Lease contract number and building address
- Description, price and quantity of items delivered
- **GSA PDN# PS0024839**

If the invoice is not submitted on company letterhead, the person(s) with whom the lease contract is made must sign the invoice.

All other terms and conditions remain in full force and effect.

INITIALS:


LESSOR

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