

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-10P-LAK07433 BUILDING NO. AK3431
ADDRESS OF PREMISES 27-12 MIDTOWN BUILDING 9001 EAST FRONTAGE ROAD PALMER, ALASKA 99645-9317	PDN Number: N/A

THIS AMENDMENT is made and entered into between [REDACTED]

whose address is: [REDACTED]

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 establish the acceptance date of tenant improvements, reconcile the rental rate, accept the remainder of rentable square footage agreed to in the original lease award, and modify the firm term.

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 April 14, 2015 as follows:

**Section II – Space Offered and Rates, Lines 9, 10, 11, 12, and 13 of Exhibit A (GSA Form 1364A dated 5/28/14) and Paragraph 1.05 Termination Rights of Lease Form L201A (dated 6/26/14) are deleted in their entirety and replaced with the same numbered paragraphs below.**

Continued on Page 2

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

FOR THE LESSOR

[REDACTED]

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: OWNER  
 Entity Name: \_\_\_\_\_  
 Date: 5/16/15

FOR THE GOVERNMENT

[REDACTED]

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 GSA, Public Buildings Service,  
 Date: 5/12/15

**WITNESSED FOR THE LESSOR BY:**

[REDACTED]

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: ADMINISTRATIVE ASSISTANT  
 Date: 5-16-15


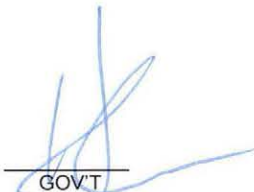
**SECTION II – EXHIBIT A – SPACE OFFERED AND RATES – (GSA FORM 1364A DATED 5/28/14)**

9	FLOOR LOCATION	SUITE NO.	ANSI/BOMA SQ FT	TYPE OF SPACE	FLOOR LOCATION	SUITE NO.	ANSI/BOMA SQ FT	TYPE OF SPACE		
	1 <sup>st</sup> Floor	N/A	1,361	Office	1 <sup>st</sup> Floor	N/A	3,200	Warehouse		
	2 <sup>nd</sup> Floor	N/A	861	Office						
				FIRM TERM (3-years)*** April 14, 2015 – April 13, 2018		NON-FIRM TERM April 14, 2018 – February 28, 2025		OPTION TERM 1 ( )		
								OPTION TERM 2 ( )		
	TYPE OF SPACE	ANSI/BOMA AREA (SQ FT) A	COMMON AREA FACTOR B	RENTABLE SQ FT (RSF) A x B = C	RENTAL RATE PER RSF/YR D	ANNUAL RENT C x D = E	RENTAL RATE (PER RSF/YR) F	ANNUAL RENT C x F = G	RENTAL RATE (PER RSF/YR) H	ANNUAL RENT C x H = I
10	OFFICE	2,222	1.36138	3,025	\$26.07	See Total Rent	\$17.34	See Total Rent	( )	See Total Rent
11	OTHER	3,200	1.0	3,200	\$26.07	See Total Rent	\$17.34	See Total Rent	( )	See Total Rent
12	TOTAL	5,422		6,225		\$162,309.96		\$107,952.00		( )
13	COMPOSITE ABOA PER SQ FT RATES				12E ÷ 12A = 13A	\$29.94	12G ÷ 12A = 13B	\$19.91	12I ÷ 12A = 13C	( )

\*PSF RATES MAY BE ROUNDED. RENT FOR A LESSER PERIOD SHALL BE PRORATED.  
 \*\*THE RENTAL RATE FOR THE PERIOD OF 3/1/15 - 4/13/15 IS ADDRESSED IN LA1 FOR A TOTAL OF 3,174 RSF AND AN ANNUAL RENT OF \$55,037.16 (APPROXIMATELY \$17.34/RSF).  
 \*\*\* THE TENANT IMPROVEMENT BUILD-OUT IS CONSIDERED ACCEPTED AS OF APRIL 14, 2015.

**1.05 TERMINATION RIGHTS**

The Government may terminate this Lease, in whole or in parts, at any time on or after April 13, 2018 by providing not less than 120 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

INITIALS:  LESSOR &  GOVT