

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>438</u>
	TO LEASE NO. GS-10P-LAK07452
ADDRESS OF PREMISES Mindoro Business Park, Unit D 651 East 100 th Avenue Anchorage, AK 99515-2696	PDN Number:

THIS AMENDMENT is made and entered into between

ANR COMMERCIAL LLC

whose address is: 112 Woodland Road
Goldendale, WA 98620-2613

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 **adjust the annual rent table**.

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 16, 2015** as follows:

Sub-Paragraph 1.06. A and Paragraph 1.18 is hereby amended by deleting the existing text and inserting in lieu thereof the following:

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
Signature: _____
Name: _____
Title: Manager
Entity Name: ANR Commercial LLC
Date: 6/6/15

FOR THE GOVERNMENT
Signature: _____
Name: _____
Title: GS _____
Date: _____

WITNESSED FOR THE LESSOR BY
Signature: _____
Name: ANITA WINTKA
Title: _____
Date: 6-6-15

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1.06 RENT AND OTHER CONSIDERATION

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$94,752.00	\$95,088.00
TENANT IMPROVEMENTS RENT ²	TO BE DETERMINED	\$00.00
OPERATING COSTS ³	\$21,950.00	\$ 21,950.00
PARKING ⁴	\$ 00.00	\$ 00.00
TOTAL ANNUAL RENT	\$116,702.00	\$117,038.00

¹Shell rent calculation:

(Firm Term) \$19.74 per RSF multiplied by 4,800 RSF

(Non-Firm Term) \$19.81 per RSF multiplied by 4,800 RSF

²Tenant Improvement Allowance is \$10,000 amortized over the remaining firm term, upon acceptance of improvements, at 7% amortization rate. At its sole discretion, the Government may use all or part of the TIA.

³Operating Costs rent calculation: \$4.5729166 per RSF multiplied by 4,800 RSF. (Operating Costs are defined elsewhere herein)

⁴Parking costs described under sub-paragraph G below (parking costs included within Shell Rent)"

1.18 OPERATING COST BASE

The parties agree the Lessor's base rate for operating costs shall be \$21,950.00/annum.

Paragraph 2.09 Operating Costs Adjustment is hereby deleted in its entirety.

INITIALS:

PW
LESSOR

&

[Signature]
GOVT