GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT ADDRESS OF PREMISES: 99 Agency Drive Lapwai, ID 83540-9998 LEASE AMENDMENT No. 3 TO LEASE NO. GS-10B-07346 Bldg ID4289 PDN Number: n/a

THIS AMENDMENT is made and entered into between The Nez Perce Tribe,

whose address is: 120 Bever Grade, Lapwai, ID 83540-0365

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 accept the space, adjust the leased area and establish the revised lease payment schedule.

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 December 31, 2013, as follows:

Paragraphs 1.01.a, 1.10.B, 1.03.A-C are hereby deleted in their entirety and replaced with the following:

- 1.01.A Office and Related Space: 6,068 rentable square feet (RSF), yielding 4,704 ANSI/BOMA Office Area (ABOA) of office and related space located on the 1st floor of the Building.
- 1.01.B <u>Common Area Factor:</u> The Common Area Factor (CAF) is established as 29 percent. This factor represents the conversion from ABOA to RSF, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

(continued on page 2):

This Lease Amendment contains 2 pages.	
All other terms and conditions of the lease shall remain in fo IN WITNESS WHEREOF, the parties subscribed their name	Control of the Contro
	FOR THE
Title: CHAIRMAN Entity Name: NEZ PERCE TRIBE	Signature: Name: Title: GSA, Pub
Date: 0/-22-14	Date: 1 28/14

WITNESSED FOR THE LESSOR BY:

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(continued from page 1):

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

	Firm Term: Jan 1,2014-May 31, 2018	Non-firm term: June 1, 2018 – May 31, 2023
Shell Rent:	\$70,560.00	\$74,159.27
Tenant Improvement Rent:	\$54,790.56	\$0.00
Operating Costs ² :	\$25,466.69	\$25,466.69
Total Annual Rent:	\$150,817.25	\$99,625.96

¹Tenant improvements of \$219,089.71 are amortized over 53 months at an annual rate of 4.5% during the period January 1, 2014 through May 31, 2018.

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

INITIALS:

Lease Amendment Form 12/12

²Operating costs are subject to annual adjustment over the term of the lease as described elsewhere.