

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO.: LME04989
ADDRESS OF PREMISES: TWO FRANKLIN STREET BELFAST, MAINE (ME4225)	PDN Number: N/A

THIS AMENDMENT is made and entered into between **City of Belfast, Maine** whose address is: **131 Church Street Belfast Maine 04915**, 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: commence the Shell Rent and Operating Costs only; and

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, as follows:

- 1.) Rent: to amend Paragraph 1.03 of the Lease, "Rent and Other Considerations", which fixes the Annual Rent to be paid to the Lessor, to provide for a partial rent commencement consisting only of the Shell Rent and the Operating Cost Base. Effective November 3, 2014 the Annual Rent for the Firm Term shall be in the amount of \$48,900.00, payable at the rate of \$16.30 RSF per month, in arrears, plus CPI escalations after the first lease year, if applicable.
- 2.) Tenant Improvement Allowance: the Lessor and the Government acknowledge that a lease amendment will be executed to reconcile the Tenant Improvement Allowance retroactively to the Rent Commencement Date and to confirm said rental adjustment is to include the amortization of the Tenant Improvement Allowance as referenced in Paragraph 1.03 of the Lease.
- 3.) Building Specific Amortized Capital: the Lessor and the Government acknowledge that a lease amendment will be executed to reconcile the Building Specific Amortized Capital retroactively to the Rent Commencement Date and to confirm said rental adjustment is to include the amortization of the Building Specific Amortized Capital as referenced in Paragraph 1.03 of the Lease.

All other terms and conditions of the lease shall remain in force and effect.

This Lease Amendment contains one (1) page.

IN WITNESS WHEREOF, the parties have signed their names as of the below date.

FOR THE LESSOR:

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Entity Name: [Redacted]
Date: [Redacted]

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Leasing Contracting Officer
GSA, Public Buildings Service,
Date: JAN 09 2015

WITNESS:

Signature: [Redacted]
Name: [Redacted]
Title: Admin. Assistant to the City Manager
Date: 1/5/15