

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 03
	TO LEASE NO. GS-05P-LMN18753
ADDRESS OF PREMISES: 1120 EAST 80 TH STREET, SUITE 110, BLOOMINGTON, MN 54420-1498	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between ELDER JONES ASSOCIATES

whose address is: 9301 BRYANT AVENUE S,
MINNEAPOLIS, MINNESOTA 55420-3436

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 provide beneficial occupancy, commence rent, and change the Lessor's address.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

BENEFICIAL OCCUPANCY

"To have and to hold the said premises with their appurtenances, for the term commencing on March 27, 2014 and continuing through March 26, ~~2014~~ subject to termination rights as may be hereinafter set forth."

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This Lease Amendment contains two (2) page and attached to this lease amendment is GSA Form 3518A which contains seven (7) 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: _____
Name: _____
Title: Property Manager
Entity Name: Elder Jones Associates
Date: 04.08.14

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
US GSA, Public Buildings Service
Date: 04-08-2014

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: ASSISTANT PROJECT MANAGER
Date: 4/8/14

Section 1.05 of the Lease is hereby deleted in its entirety and replaced with the following:

1.05 TERMINATION RIGHTS (SIMPLIFIED) (JUN 2012)

“The Government may terminate this Lease, in whole or in part, after March 26, 2019 by providing not less than Ninety (90) 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. The Government must provide termination notice no later than One Hundred Twenty (120) days after the last day of the Firm Term.”

INITIALS: CSL & CSJ
LESSOR GOVT