

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4 TO LEASE NO. GS-07P-LNM17272
ADDRESS OF PREMISES 6700 EDITH BLVD. NE ALBUQUERQUE, NM 87113	PDN Number: PS0033957

THIS AMENDMENT is made and entered into between **ALBUSSA Venture LLC**,

whose address is: 101 W. 2nd Street, Suite 300, Davenport, IA 52801-1814

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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 upon execution by the Government as follows:

- 1.) To revise the annual rental amounts and terms; and
- 2.) All other terms and conditions of this lease shall remain in full force and effect.

This Lease Amendment contains 3 pages.

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

FOR THE LESSOR:

ALBUSSA Venture LLC

Signature: [Redacted]

Name: JEFF EIRINBERG

Title: MEMBER

Entity Name: ALBUSSA Venture LLC

Date: 12-2-16

FOR THE GOVERNMENT:

Signature: [Redacted]

Name: John Chasparis

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 12-15-16

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]

Name: Lynna K. Anderson

Title: Director

Date: 12-2-16

1. The Government shall pay the Lessor annual rent as follows:

From September 15, 2016 through September 14, 2026 (firm term), the total annual rental shall be \$668,377.10 at the rate of \$55,698.09 paid monthly in arrears. The total annual rent consists of Shell Rent of \$452,482.14, annual Operating Costs of \$53,500.00 plus annual CPI adjustments as stated in the Lease, annual Tenant Improvement cost of \$155,267.36, and annual BSAC cost of \$7,127.60.

From September 15, 2026 through September 14, 2036 of this lease (non-firm term) the total annual rental shall be \$636,579.32 at the rate of \$53,048.27 paid monthly in arrears. The total annual rent consists of Shell Rent of \$583,079.32, and annual Operating Costs of \$53,500.00 plus annual CPI adjustments as stated in the Lease.

2. All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:


LESSOR

&


GOV'T