

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-10P-LOR07410
ADDRESS OF PREMISES 3100 H Street Baker City, OR 97814-1326	BUILDING NO. #OR6743

THIS AMENDMENT is made and entered into between **Thompson & Thompson dba: Pacific Equipment** whose address is: **1714 Hamilton Street, North Bend, OR 97459-3545**

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

WHEREAS, Lease Agreement No. 6 is hereby prepared to establish beneficial occupancy, to correct the TIA annualized throughout the firm term, to correct the BSAC annualized throughout the firm term, and to adjust the broker commission.

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

Paragraphs for Lease Term, Rent and Other Considerations (1.03), Broker Commission and Commission Credit (1.04), Termination Rights (1.05) are deleted in their entirety and the following are substituted.

"LEASE TERM

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning October 07, 2014 through October 06, 2024, a period of 10 Years, 10 Years Firm, with two (2) [REDACTED] renewal options, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. "

1.03 RENT AND OTHER CONSIDERATION (Sep 2012)

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

This Lease Amendment contains 2 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

FOR THE LESSOR:

Signature: [REDACTED]
Name: [REDACTED]
Title: Partner
Entity Name: Pacific Equipment
Date: October 21, 2014

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 10/22/14

WITNESSED

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: October 21, 2014

	Firm Term
	Annual Rent
Shell Rent ¹	\$134,034.00
Tenant Improvements rent	\$39,026.19
Operating Costs	\$44,700.00
Building Specific Amortized Capital	\$2,120.67
Total Annual Rent	\$219,880.86

¹ Shell rent includes a tax base of \$20,808.00. (See paragraph 1.14).

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. DTZ Americas, Inc. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to DTZ Americas, Inc. with the remaining [REDACTED] which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$18,323.41 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.*

Month 2 Rental Payment \$18,323.41 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.*

Month 3 Rental Payment \$18,323.41 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.*

Month 4 Rental Payment \$18,323.41 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.*

Month 5 Rental Payment \$18,323.41 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5th Month's Rent.*

Month 6 Rental Payment \$18,323.41 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 6th Month's Rent.*

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

"1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this lease, in whole or in part, at any time effective after October 07, 2024, by providing not less than ninety (90) days written notice to the Lessor. The effective date of the termination shall be the day following the expiration of

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

INITIALS: DTZ & WLB
 LESSOR & GOVT