

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-10P-LID07299 BLDG. NO. ID4407
ADDRESS OF PREMISES 7400 Mineral Drive, Suite 100 Coeur D'Alene, ID 83815-5329	PDN Number: PS0031972

THIS AGREEMENT, made and entered into this date by and between **CDA Tech Center, LLC**

whose address is:

2100 Northwest Boulevard
 Suite 350
 Coeur D'Alene, ID 83814-5047

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 reconcile the total tenant improvements for the project and memorialize Change Orders 5-11.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 6, 2016 as follows:

Lease Paragraph 7.03 is hereby deleted in its entirety and replaced below.

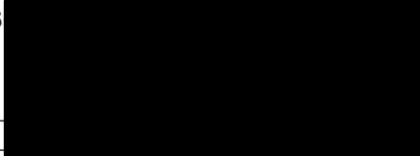
7.03 TENANT IMPROVEMENT RECONCILIATION

A. The Government has accepted the Tenant Improvements required by this Lease, the costs for which are described in the table in Subparagraph B, below. All costs exceeding the TIA and will be paid per the instructions outlined in Paragraph 7.04.

(continued)

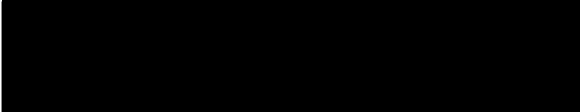
This Lease Amendment contains 2 pages, and Exhibit D to Paragraph 7.03 contains 18 pages

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: MEMBER
 Entity Name: CDA TECH CENTER, LLC
 Date: 2.23.2016

FOR THE GOVERNMENT 
 Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: MAR - 2 2016

N. YEE
CONTRACTING OFFICER

WITNESSED FOR THE LESSOR BY: 
 Signature: _____
 Name: CHRISTINE S. LUTAMBE
 Title: Accts Payable / Payroll
 Date: 2/23/2016

B.

TI Pricing/ CO#	Description	Amount	Approved via LA #	Exhibit
TICS 04/15/15	Initial Total Project Costs (TI)	\$547,206.84	LA #1	Exhibit A & B to Lease Paragraph 7.03
	TI Allowance Amortized into the Lease	\$(264,345.86)	LA # 1	Lease Paragraph 1.08
TI Overage	TI Costs Exceeding the TIA Based on Approved TICS dated 04/15/15	\$282,860.98	LA #1	Exhibit A & B to Lease Paragraph 7.03
CO #1	67% Allocation for Permit Fees	██████████	LA #2	Exhibit C to Lease Paragraph 7.03
CO #2	Duct Heater Credit	██████████	LA #2	Exhibit C to Lease Paragraph 7.03
CO #3	ADA Actuator	██████████	LA #2	Exhibit C to Lease Paragraph 7.03
CO #4	Add Outlet and Fax Machines (Analogue Wiring)	██████████	LA #2	Exhibit C to Lease Paragraph 7.03
	TOTAL LUMP SUM AT BENEFICIAL OCCUPANCY 09/03/2015	\$288,326.38	LA #2	
CO #5	Remove help Counter; face plates and grommets, raise roll up door actuators, ██████████, add reflective mirror	██████████	LA #3	Exhibit D to Lease Paragraph 7.03
CO #6	Program Occupancy Sensors	██████████	LA #3	Exhibit D to Lease Paragraph 7.03
CO #7	Add "5-10" FEI Signs	██████████	LA #3	Exhibit D to Lease Paragraph 7.03
CO #8	Acoustical panels	██████████	LA #3	Exhibit D to Lease Paragraph 7.03
CO #9	Replace ██████████	██████████	LA #3	Exhibit D to Lease Paragraph 7.03
CO #10	Add 4th data cable per Vic	██████████	LA #3	Exhibit D to Lease Paragraph 7.03
CO #11	Close out change orders 11.1; 11.2; 11.3; 11.4; 11.5 and 11.7	██████████	LA #3	Exhibit D to Lease Paragraph 7.03
	LUMP SUM for CO's 5-11	\$21,567.12	LA #3	
	TOTAL LUMP SUM at LA #3	\$309,893.50		

C. The Total Project Cost is \$574,239.36 (\$264,345.86 TI Allowance; \$309,893.50 Lump Sum) as of issuance of Lease Amendment 3. Change Orders 1 through 4 in the amount of \$288,326.38 have been completed and the Lessor has submitted its invoice and received lump sum payment. As of February 6, 2016, the Government confirmed that Change Orders 5 through 11 in the amount of \$21,567.12 have been completed and the Lessor may submit an invoice in that amount per the invoicing instructions in Paragraph 7.04.

D. Exhibit A & B to Lease Paragraph 7.03 – Tenant Improvements Cost Summary (TICS), dated 04/15/15. See attachment in Lease Amendment 1 (Ex A - 1 page; Ex B - 1 page)

E. Exhibit C to Lease Paragraph 7.03 – Change Orders 1-4 Approval (4 pages). See attachment to Lease Amendment 2.

F. Exhibit D to Lease Paragraph 7.03—Change Orders 5-11 Approval (18 pages)

ALL OTHER TERMS AND CONDITIONS OF THE LEASE REMAIN IN FULL FORCE AND EFFECT.

INITIALS: SPM & [Signature]
LESSOR & GOV'T