

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 10
	TO LEASE NO. GS-10P-LID07417
ADDRESS OF PREMISES: 2878 ADDISON AVENUE EAST TWIN FALLS, ID 83301-5354	BUILDING NO. #ID4409

THIS AMENDMENT is made and entered into between **Twin Falls BLM, LLC**

whose address is: is **694 Grandview Ln., Lake Forest, IL 60045-3953**

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 modify the broker commission and commission credits.

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:

Paragraph for Broker Commission and Commission Credit (1.04) is deleted in their entirety and the following is substituted.

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 \$47,865.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.*

Month 2 Rental Payment \$47,865.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.*

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect [REDACTED]

IN WITNESS WHEREOF, the parties subscribed their names as of the be [REDACTED]

FOR THE LE [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: owner
Entity Name: TWIN FALLS BLM LLC
Date: 9/11/15

FOR THE G [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 9/11/15

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: USMC
Title: member
Date: 9/11/2015

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Month 3 Rental Payment \$47,865.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.*

Month 4 Rental Payment \$47,865.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.*

Month 5 Rental Payment \$47,865.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5th Month's Rent.*

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

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

INITIALS:


LESSOR

&


GOVT