

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 11

TO LEASE NO. **GS-10P-LID07417** BLDG NO. **ID4409ZZ**

ADDRESS OF PREMISES

2862 Addison Avenue East, Twin Falls, ID 83301-5354

THIS AGREEMENT, made and entered into this date by and between MCCANDLESS ADDISON LLC

Whose address is 86-4176 Mamalahoa Hwy, Captain Cook, HI 96704

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 the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective the first day of the month following the date of execution by the Government.

Lease Amendment (LA) Number 11 has been prepared to memorialize the change in ownership through the Lease Assumption Agreement. Therefore, Paragraph 1.03 is deleted in its entirety and replaced with the same numbered paragraph in lieu thereof; and the following additions to Paragraph 1.07 are hereby added to the lease.

1.03 RENT AND OTHER CONSIDERATIONS

The Government shall pay the Lessor rent, in arrears, for the following:

	08/17/2015 to 08/16/2035
Shell Rent ¹	\$449,488.63
Tenant Improvement Rent	\$60,142.07
Operating Expenses ²	\$61,012.79
Bldg Specific Amortized Capital	\$3,996.38
ANNUAL RENT	\$574,639.87
MONTHLY RENT	\$47,885.66

¹Shell rate of \$22.83 per RSF (total 22,500 RSF)

²Operating expense of \$2.71 per RSF, with annual adjustments. The next adjustment is due 08/17.

Rent for a lesser period shall be prorated. Rent shall be payable to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active in SAM.

1.07 DOCUMENTS INCORPORATED IN THE LEASE

The following are attached and made a part hereof: Lease Assumption Agreement, 3 pages, and Form 3518 SAM, 2 pages.

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

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

FOR THE

Signature

Name: C

Title: manager

Entity Name: Mccandless Addison LLC

FOR TH

Signature

Name: TERRIA HEINLEIN

Title: Lease Contracting Officer

Entity Name: GSA, Public Building Service

Date: 5/11/17

Title: MANAGER

Date: 5.1.17