

96/1/17
MCCANDLESS ADDISON LLC
9/7/17

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 12
LEASE AMENDMENT	TO LEASE NO. GS-10P-LID07417 BLDG NO. ID4409ZZ
ADDRESS OF PREMISES 2852 Addison Avenue East Twin Falls. ID 83301-5354	PDN Number: N/A

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 here naffer mentioned covenant and agree that the said lease is amended, effective January 1, 2017

Lease Amendment (LA) Number 12 has been prepared to correct the tax parcel number, reset the base year tax amount, adjust the annual rent and do a one withhold for overpayment of taxes. Therefore, Paragraphs 1.03 A and 1.14 are deleted in their entirety and replaced with the same numbered paragraphs below.

1.03 RENT AND OTHER CONSIDERATIONS

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

	01/17/2017 to 08/16/2017	08/17/2017 to 08/16/2035
Shell Rent	\$438,954.99	\$438,954.99
Tenant Improvement Rent	\$60,142.07	\$60,142.07
Operating Expenses ¹	\$61,012.79	\$62,012.29
Bldg Specific Amortized Capital	\$4,929.64	\$4,929.64
ANNUAL RENT	\$565,039.49	\$566,038.99
MONTHLY PAYMENT	\$47,086.62	\$47,169.92

Subject to annual adjustments pursuant to Paragraph 1.15 of the Lease and does not include adjustments beyond 8/17/17

This Lease Amendment contains 2 pages.

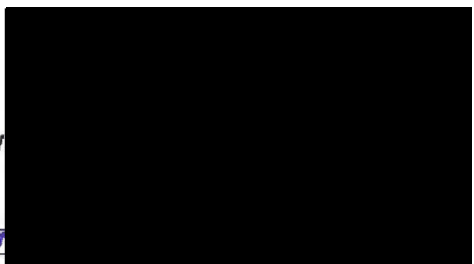
All other terms and conditions of the lease shall remain in force and effect.
 IN WITNESS WHEREOF, the parties subscribed their names as of the below date

FOR THE LESSOR



Signature: _____
 Name: _____
 Title: M.A.G.
 Entity Name: MCCANDLESS ADDISON LLC
 Date: 9/6/17

FOR THE GOVERNMENT



Signature: _____
 Name: _____
 Title: Lease Contracting Officer
GSA Public Buildings Service
 Date: 9/7/17

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: OFFICE MANAGER - MCCANDLESS RANCH
 Date: 9.6.17

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.

Effective, September 1, 2017 the Government will begin paying annual rent of \$566,038.99 in monthly payments of \$47,169.92. Also there will be a one-time withhold of \$5,400.24 to recover the overpayment of property taxes for the period of January 1, 2017 through August 31, 2017, 8 months at the rate \$800.03 per month.

1.14 REAL ESTATE TAX BASE

The Real Estate Tax base, as defined in the "Real Estate Tax Adjustment" paragraph of the lease is re-established effective January 1, 2017 as \$34,274.62 for the entire parcel. The tax parcel number is RPT00107140150A. The first tax year for which a tax adjustment is possible is for the 2017 tax year.

INITIALS:

aus
LESSOR

&

[Signature]
GOVT