



**SUPPLEMENTAL AGREEMENT NO. 1****TO LEASE NO GS-11B-02071**

- b. The Rent Commencement Date(s) for the Expansion Premises shall be established and memorialized in a Supplemental Lease Agreement pursuant to the terms and conditions of the Lease and in accordance with the tenant improvement schedule(s) agreed to by the parties.
4. **Rental Abatement:** For the Expansion Premises, the Government shall be entitled to abatement of rent for the first four (4) months of the lease term totaling is \$93,528.20.
5. **Tenant Improvement Allowance:** The annual rent set forth in Paragraph 2 above includes a Tenant Improvement Allowance provided by the Lessor for the Expansion Premises in the amount of \$113,620.00 (\$20.00/BOASF), and amortized at a rate of 0% over the term of the Lease. Such Allowance shall be available in full immediately upon execution of this SLA, but shall be held by the Lessor until directed by the Government on how the disbursement of funds shall occur. The Government shall have the full latitude to direct disbursement of funds in accordance with the SFO and/or to offset the Government's rental obligation to the Lessor.

Upon completion of tenant improvements by Lessor and acceptance thereof by the Government, the cost of such tenant improvements shall be memorialized in a SLA along with the amortization payment amount and revised rent. In the event the total cost of tenant improvements is greater or less than the initial Tenant Improvement Allowance of \$20.00/BOASF, the rent shall be adjusted accordingly. (See SFO Section 3.2) Tenant improvements financed by the Lessor above the initial \$20.00/BOASF shall be amortized at the annual interest rate of nine percent (9%). Notwithstanding any provisions of the SFO to the contrary, the Lessor shall not be obligated to provide to the Government as part of the rent a total tenant improvement allowance in excess of \$42.08/BOASF. Any tenant improvements funded by the Lessor in excess of \$42.08/BOASF amount shall be repaid by the Government via lump sum payment.

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

This document will not constitute a payment until the date of execution by the Government. As a result, no payment whatsoever is due under this agreement until thirty (30) days after the date of execution. Any amount due thereunder will not accrue interest until that time.

