

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02	TO LEASE NO. GS-07B-16566	DATE 4-16-10	PAGE 1 of 3
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ADDRESS OF PREMISES 103 MBL Bank Drive, Minden, LA 71055

**THIS AGREEMENT**, made and entered into this date by and between **ABEC GROUP, INCORPORATED**

whose address is 2315 Idlewood Drive  
Arlington, TX 76014-1748

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 order tenant improvements which exceed the tenant improvement allowance.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government as follows:

The purpose of this Supplemental Lease Agreement (SLA) Number 2 is to document the actual Tenant Improvement costs into the lease and to issue a **Notice to Proceed** for the project.

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

LESSOR: ABEC GROUP, INCORPORATED	
SIGNATURE <i>Steen W. Beckman</i>	NAME OF SIGNER Steen W. Beckman
ADDRESS 2315 Idlewood Dr. Arlington, TX 76014	
IN PRESENCE OF	
SIGNATURE <i>Robert Kubicki</i>	NAME OF SIGNER Robert Kubicki
ADDRESS [REDACTED]	
UNITED STATES OF AMERICA	
SIGNATURE <i>Kelly Hantz</i>	NAME OF SIGNER Kelly Hantz
	OFFICIAL TITLE OF SIGNER Lsg Contracting Officer

**Paragraph 7 is hereby deleted in it's entirety and replaced as follows:**

"7. The actual cost of the tenant improvement construction is \$369,288.99. The Tenant Improvement Allowance (TIA) in the amount of \$252,049.49 will be amortized over a period of 120 months at an interest rate of 8.0%. The overage in Tenant Improvement (TI) costs shall be reimbursed to the Lessor in a one-time lump sum payment in the amount of \$117,239.50 which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer or designated Contracting Officer Representative.

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at [www.gsa.finance.gov](http://www.gsa.finance.gov). If you are unable to process the invoice electronically, you may mail the invoice to the following address:

GSA, Greater Finance Center  
FAS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

Kelly Hantz  
Leasing Specialist (7PRL-FW)  
819 Taylor Street  
Room 5A18  
Fort Worth, TX 76102  
817-978-6154 (w)  
[kelly.hantz@gsa.gov](mailto:kelly.hantz@gsa.gov)

A proper invoice must include:

1. Invoice Date
2. Name of the Lessor and Lease contract number, cited exactly as shown on the Lease
3. Building address, and a description, price and quantity of the items delivered
4. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it
5. GSA PDN # \_\_\_\_\_ "

**Paragraph 15 is hereby added to and made a part of the lease contract as follows:**

"15. The Lessor, ABEC GROUP, INCORPORATED, is hereby issued a Notice to Proceed with the construction of tenant improvements in the amount of \$369,288.99 inclusive of Tenant Finish costs of [REDACTED]; Architect and Engineering costs of [REDACTED] and Construction Management costs of [REDACTED]. Reference the attached Exhibit "B" for a 7,821 rentable square foot facility along with 36 parking spaces exclusive for government use at 103 MBL Bank Drive, Minden, LA 71055."

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**All other terms and conditions remain in full force and effect.**

INITIALS:  LESSOR  GOV'T