

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT

NO. 2

DATE

6/10/11

TO LEASE NO.

GS-07B-16703

ADDRESS OF PREMISES 1306 E. Central Boulevard  
Anadarko, OK 73005 - 4410

THIS AGREEMENT, made and entered into this date by and between **Said M. Ibrahim**

Whose address is [REDACTED]

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 April 14, 2011, as follows: establish the lease square footage, the date of beneficial occupancy, update the common area factor, the operating cost, the percentage of occupancy, and incorporate Exhibit A into this lease.

Paragraphs 1, 2, 3, 4, 7, 8, and 9 are deleted in their entirety and the following substituted therefore.

1. The Lessor hereby leases to the Government the following described premises:  
A total of 2,475 rentable square feet (RSF) of office and related space, which yields 2,475 ANSI/BOMA Office Area square feet (USF) of space at Warrior Plaza, 1306 E. Central Boulevard., Anadarko, OK to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are eleven (11) onsite, surface parking spaces for exclusive use of Government employees and patrons. For the purposes of this lease, 315 RSF / 315 USF is provided free of cost, for which the Government will not be charged rent, in excess of the total 2,475 RSF / 2,475 USF square footage indicated above, for a total of 2,790 RSF / 2,790 USF under lease.


2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 14, 2011 through April 13, 2021. Subject to termination rights as stated in Paragraph 4 of this Supplemental Lease Agreement.


**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 above date.

LESSOR **Said M. Ibrahim**

BY

  
(Signature)

  
(Title)

IN PRESENCE OF

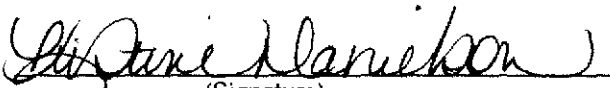
(Signature)

(Address)

UNITED STATES OF AMERICA

CONTRACTING OFFICER

BY

  
(Signature)

GENERAL SERVICES ADMINISTRATION  
200 NW 4<sup>th</sup> Street, Oklahoma City, OK 73102  
(Official Title)

**Page 2 of SLA2 is hereby attached to and made a part of Lease GS-07B-16703**

3. The Government shall pay the Lessor annual rent of:

Years 1-3: \$54,110.30 at a rate of \$4,509.19 per month in arrears.

Years 4-10: \$36,877.50 at a rate of \$3,073.13 per month in arrears. This amount does not include applicable CPI escalations due per this lease.

Rent for a lesser period shall be prorated. Rent payments shall be made via electronic funds transfer payable to: Said M. Ibrahim, [REDACTED]

4. The Government may terminate this lease in whole or in part at any time on or after April 13, 2014 by giving at least ninety (90) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

7. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.00 (2,790 RSF / 2,790 USF).

8. In accordance with the SFO paragraph entitled *Operating Cost*, the escalation base is established at \$7.10 per RSF or \$17,572.50 per annum.

9. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the Government's percentage of occupancy, for tax purposes is established to be 12.38% (2,475 / 20,000).

Paragraphs 19 and 20 are added.

19. Punch list items noted on Exhibit A, GSA Form 220 shall be completed within 14 calendar days from the date of beneficial occupancy.

20. All space offered as free is excluded from tenant improvements, operating costs, overtime utility rates, CPI escalations, and percentage of occupancy for tax escalations. Maintenance of free space be provided at no additional costs to the Government. All rights, responsibilities, and obligations that bind the Lessor and Government under this lease agreement, including the General Clauses, and any other attachments hereto, shall pertain to the entire space under lease, including the free space.

INITIALS:    
LESSOR GOV'T