

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

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AGREEMENT  
No. 1

DATE

2/10/2011

TO LEASE NO GS-09B-01846

ADDRESS OF PREMISES: 2715 S. Woodlands Village Blvd., Flagstaff, AZ 86001-2804

THIS AGREEMENT, made and entered into this date by and between **SBC ARCHWAY X, LLC**

whose address is: 6161 South Syracuse Way, Suite 330, Greenwood Village, CO 80111

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 correct the address of the premises, record the Notice to Proceed and provide Lump Sum Payment Procedures.

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

**Paragraph 1 is deleted in its entirety and replaces as follows:**

1. The Lessor hereby leases to the Government the following described premises:  
7,480 rentable square feet (r.s.f.), yielding approximately 6,801 ANSI/BOMA Office Area square feet and related space located on the first (1<sup>st</sup>) Floor at 2715 S. Woodlands Village Blvd., Flagstaff, AZ 86001-2804 together with three (3) onsite parking spaces, as depicted on the attached Site Plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: **SBC ARCHWAY X, LLC**

BY

(Signature)

(Print Name and Official title)

IN PRESENCE OF:

(Signature)

(Print Name and Official title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service

BY

(Signature)

Contracting Officer  
(Official title)

**Paragraphs 27 and 28 are hereby added, made apart of and attached to the Lease.**

27. This SLA records the Notice to Proceed with Tenant Improvements effective upon execution of this SLA 1. Lessor agrees to complete Tenant Improvements in accordance with all terms and conditions of the Lease and Government reviewed Construction Documents for a total cost of **\$474,346.64**. \$244,875.17 (\$36.005759/ABOA) is amortized in the rent as stated in Lease paragraph 17 at a rate of 6.65% over the 120 month firm term of the Lease. The Government shall make a lump sum payment for the remaining **\$229,471.47** of Tenant Improvement costs per Lease paragraph 28. No additional payments for Tenant Improvements shall be paid unless it is a Change Order approved by the Contracting Officer with a Supplemental Lease Agreement.
28. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum Payment, one original and one copy of the invoice for the Lump Sum Payment. Lessor shall contact the GSA Contracting Officer for the "PS Number," which must be annotated on the invoice. The original invoice, in an amount not to exceed **\$229,471.47** shall be submitted via the GSA Finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov).

A copy of the invoice shall be simultaneously submitted to GSA at:

GSA, Real Estate Acquisition Division  
401 W Washington St., SPC 25, Suite 170  
Phoenix, AZ 85003

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

LESSOR & GOVT  
