

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 2

DATE 5/24/2011

TO LEASE NO. GS-09B-02613

ADDRESS OF PREMISES: 2270 South Ridgeview Drive
Yuma, Arizona 85364-8875

THIS AGREEMENT, made and entered into this date by and between Pro-Med of Yuma LLC

whose address is: 2270 South Ridgeview Drive
Yuma, Arizona 85364-8875

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the Lease to add in an actual date for Government Termination Rights, establish Beneficial Occupancy, to add actual dates into the rent paragraph and correct the rent payable address, correct the lump sum payment amount found in paragraph 28 of SLA1, and to order change order work and provide a means for a lump sum payment of the change order work.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. In this regard, Paragraphs 4, 9, 10 and 28 are deleted in their entirety and the following new Paragraphs 4, 9, 10 and 28 are substituted and paragraph 29 has been added:

"4. The Government may terminate this Lease is whole or in part effective anytime on or after May 24, 2016 by giving at least 90 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

"9. TO HAVE AND TO HOLD the premises with their appurtenances for the term beginning on May 24, 2011 through May 23, 2021 subject to termination rights as may be hereinafter set forth.

"10. The Government shall pay the Lessor annual rent as follows:

Effective May 24, 2011 through May 23, 2016 annual rent of \$178,209.02 (inclusive \$152,927.78 of Tenant Improvement costs amortized at 6% over 5 years) at the rate of \$14,850.75 per month in arrears.

Effective May 24, 2016 through May 23, 2021 annual rent of \$155,125.56 at the rate of \$12,927.13 per month in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

Pro-Med of Yuma LLC

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

LESSOR: Pro-Med of Yuma LLC

BY

(Signature)

(Title)

IN THE PRESENCE OF (witnessed by:)

(Signature)

(Address)

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

BY

(Signature)

Contracting Officer, GSA