

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT  
No. 5

DATE

7/28/2011

TO LEASE NO GS-09B-02614

**ADDRESS OF PREMISES:** 354 South Hwy 92, Sierra Vista, AZ 85635-3645

THIS AGREEMENT, made and entered into this date by and between **HIGH RANGE SV1, LLC**

whose address is: 4300 N. Miller Road, Suite 153  
Scottsdale, AZ 85251-3619

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 upon execution by the Government, as follows: **To provide approval to the Lessor for Change Orders numbers five and six (#5 & #6) in the total amount of \$7,971. Cost proposals associated with aforementioned change orders are hereby attached and made a part of this lease; cost proposals describe change orders in greater detail and delineate scope of work. To correct the mis-allocation of security film and IDS work in the original lease from Building Specific Security Rent to Shell Rent for the amortized cost to install the film and IDS have been amortized as shell rent over the remaining 117 months of the lease term.**

**Paragraph 30 is hereby added. Paragraphs 10 and 25 are hereby deleted and the following substituted therefore.**

**10.** Effective July 21, 2011 and continuing through April 20, 2021, the Government shall pay the Lessor annual rent of **\$800,408.76** at the rate of \$66,700.73 per month in arrears. Rent for a lesser period shall be prorated.

	Annual Rent (yrs 1-10)	Annual Rental Rate (\$/RSF)
Shell Rental Rent	\$555,697.47	\$23.661804/RSF
Amortized TI Rent	\$108,032.25	\$ 4.600054/RSF
Building Specific Security Rent	\$ 21,166.78	\$ 0.901289/RSF
Operating Cost Rent	\$115,512.26	\$ 4.918555/RSF
<b>Full Service Rent</b>	<b>\$800,408.76</b>	<b>\$34.081701/RSF</b>

Rent checks shall be payable to:

**High Range SV1, LLC  
4300 N. Miller Road, Suite 153  
Scottsdale, Arizona 85251-3619**

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30. **Approval of Change Orders Five and Six (#5 & #6) in the amount of \$7,971.00** and issue the Notice to Proceed for construction of the aforementioned Change Orders. This amount shall include all materials, labor and overhead, as described further in the Lessor's Change Order proposals (Exhibit A attachments). Upon satisfactory completion, inspection, and acceptance of the work associated with these change orders by the Government, the Lessor shall be reimbursed through lump sum payment. Approved Change Order proposals are hereby attached and incorporated into the lease.

The table below identifies the aggregate tenant improvement costs for this lease through June 10, 2011. (Change orders #1-4 were previously approved and executed by way of SLA #3, Paragraph 29 on 3/21/11.) Change orders #5 & #6 (dated 5/24/11) totaling \$7,971.00 are highlighted below and identify the basis for reimbursement for this SLA:

Date	Tenant Improvement (T.I.) Cost Description	T.I. Cost
[REDACTED]		
06/10/11	T.I. Cost Total	\$ 1,514,900.00

Invoice for payment shall be submitted on letterhead of the Lessor, including an invoice number, lease number, and the following Pegasus Document Number: PS 0019930. The Lessor shall submit the invoice to:

GSA Office of Finance  
P.O. Box 17181  
Forth Worth, TX 76102-0181

With Courtesy Copies to:

Robert W. Nimmo  
600 Las Vegas Blvd., S  
Suite 600  
Las Vegas, NV 89101-6600

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

<b>LESSOR: HIGH RANGE SV1, LLC</b>	
BY <u>[Signature]</u> (Signature)	<u>Tim Burson member</u> (Print Name and Official title)
IN PRESENCE OF <u>Kathleen G. Dempsey</u> (Signature)	<u>VANCE H. CURTIS, MEMBER</u> (Print Name and Official title)
	<u>Kathleen G. Dempsey, Admin Asst</u> (Print Name and Official title)
<b>UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service</b>	
BY <u>R. Davis</u> (Signature)	<u>Contracting Officer</u> (Official title)