

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3	DATE 3/21/2011
TO LEASE NO GS-09B-02614		
ADDRESS OF PREMISES: 354 South Hwy 92, Sierra Vista, AZ 85835-3645		
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: Provide approval to the Lessor for Change Orders numbers one through four (#1-4) in the total amount not to exceed \$195,150.00. 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. Amend number of parking spaces to reflect loss of two (2) parking spaces to accommodate installation of security fencing as outlined in Change Order #2.		
Paragraphs 1 and 24 of the lease are deleted and the following substituted therefore. Paragraph 29 is hereby added.		
1. The Lessor hereby leases to the Government the following described premises: 23,485 rentable square feet (RSF), yielding approximately 21,897 ANSI/BOMA Office Area square feet and related space located on the first floor at 354 South Hwy 92, Sierra Vista, AZ 85835-3645, together with ninety-two (92) on-site surface parking spaces, to be used for such purposes as determined by the General Services Administration, as depicted in the attached (Exhibits A & B) (the "Premises").		
24. Pursuant to paragraph 1.8 of the SFO, a minimum of ninety-four (94) on-site surface parking space to be used for such purposes as solely determined by the General Services Administration based upon the local Sierra Vista, Arizona code of 4 spaces for every 1,000 rentable square feet of Government-demised area, as depicted on the attached (Exhibit B). The Government acknowledges that two (2) of the ninety-four (94) parking spaces will be lost in order to accommodate the installation of the security fencing. The Government hereby accepts ninety-two (92) parking spaces as meeting the parking requirement in accordance with the lease.		
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29. Approval of Change Orders One through Four (#1-4) in the amount of \$195,150.00 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 attachment). Upon satisfactory completion, inspection, and acceptance of the work associated with these change orders by the Government, the Lessor shall be reimbursed in the amount not to exceed \$526,091.63 (Original Lump Sum of \$330,940.63 plus Change Orders 1-4 of \$195,150.00) through lump sum payment. Approved Change Order proposals are hereby attached and incorporated into the lease.

The table below delineates tenant improvement costs for this lease through March 10, 2011:

Date	Tenant Improvement (T.I.) Cost Description	T.I. Cost
03/10/11	T.I. Cost Total	\$ 1,506,929.00

Invoices 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.

LESSOR: HIGH RANGE SVI, LLC		Jim Barsaw member
BY <u>[Signature]</u> (Signature)		VANCE K. MARSHALL MEMBER (Print Name and Official Title)
IN PRESENCE OF <u>Kathleen Dempsey</u> (Signature)		Kathleen Dempsey (Print Name and Official Title)
UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service		
BY <u>R. J. Davis</u> (Signature)		Contracting Officer (Official Title)

ROBERT W. NIMMO