

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-09B-02624	DATE 12/13/11	PAGE 1 of 1
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ADDRESS OF PREMISES

2971 Willow Creek Road, Prescott, AZ 86301-4142

THIS AGREEMENT, made and entered into this date by and between Smoketree Properties, LLC

whose address is: 1076 Spire Drive
Prescott, AZ 86305-3728

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 to establish beneficial occupancy:

Paragraphs 2 and 10 are hereby deleted in their entirety and are substituted therefore:

"2. TO HAVE AND TO HOLD, for the term commencing on December 1, 2011 and continuing through November 30, 2021
Inclusive subject to termination and renewal rights as may be hereinafter set forth."

"10. The Government shall pay the Lessor annual rent as follows, in arrears. The actual Tenant Improvement amount to be amortized into the rent will be memorialized in a subsequent Supplemental Lease Agreement. Rent for a lesser period shall be prorated."

Period	Shell Rental Rate-RSF	Operating Expenses-RSF	Tenant Improvement-RSF	Total Rate-RSF	Annual Rent-RSF
Year 1-2	\$14.86	\$5.98	\$9.55	\$30.39	\$191,213.88
Years 3-4	\$18.08	\$5.98	\$9.55	\$33.61	\$211,474.12
Year 5	\$22.10	\$5.98	\$9.55	\$37.63	\$236,767.96
Years 6-7	\$20.11	\$5.98	\$0.00	\$26.09	\$164,158.28
Years 8-10	\$21.72	\$5.98	\$0.00	\$27.70	\$174,288.40

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

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

LESSOR

SIGNATURE

NAME OF SIGNER

ADDRESS

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

PETER SHTEYN

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER

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