

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. **5** TO LEASE NO. **GS-09B-02624** DATE **2/2/12 PS** **1/18/2012** PAGE **1 of 1**

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:

Paragraph 10 is hereby deleted in its entirety and is substituted therefore:

"10. The Government shall pay the Lessor annual rent as follows, in arrears. Rent for a lesser period shall be prorated.

Period	Shell Rental Rate/RSF	Operating Expenses / RSF	Tenant Improvement / RSF	Total Rate / RSF	Parking Annual Cost	Annual Rent
Year 1-2	\$14.86	\$5.98	\$9.55	\$30.39	8,100.00	\$199,304.41
Years 3-4	\$18.08	\$5.98	\$9.55	\$33.61	8,100.00	\$219,564.65
Year 5	\$22.10	\$5.98	\$9.55	\$37.63	8,100.00	\$244,858.49
Years 6-7	\$20.11	\$5.98	\$0.00	\$26.09	8,100.00	\$172,258.28
Years 8-10	\$21.72	\$5.98	\$0.00	\$27.70	8,100.00	\$182,388.40

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 **VINCE FORNARA** **SMOKETREE PROPERTIES LLC**
ADDRESS **MEMBER**

IN PRESENCE OF

SIGNATURE  NAME OF SIGNER **BERNADINE J. PULLARO**
ADDRESS

UNITED STATES OF AMERICA

SIGNATURE  NAME OF SIGNER **PETER SHTEYN**
OFFICIAL TITLE OF SIGNER **CONTRACTING OFFICER**

AUTHORIZED FOR LOCAL REPRODUCTION
Previous edition is not usable

GSA FORM 276 (REV. 8/2006)