

**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT**

**SUPPLEMENTAL  
AGREEMENT  
No. 1**

DATE

4/19/11

**TO LEASE NO GS-09B-02687**

**ADDRESS OF PREMISES:** 2121 W. Chandler Blvd., Chandler, AZ 85224-6154

THIS AGREEMENT, made and entered into this date by and between **ARMSTRONG CHANDLER DOBSON, LLC**, an Arizona Limited Liability Company

whose address is: 2100 Wharton ST., Suite 700, Pittsburgh, PA 15203-1958

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

WHEREAS, the parties hereto desire to amend the above Lease to record the Notice to Proceed and provide Lump Sum Payment Procedures.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

*Paragraphs 26 and 27 are hereby added, made apart of and attached to the Lease.*

26. This SLA records the Notice to Proceed with Tenant Improvements effective upon execution of this SLA 1. Lessor agrees to complete Tenant Improvements in accordance with all terms and conditions of the Lease and Government reviewed Construction Documents for a total cost of **\$186,483.00**. \$148,657.94 (\$37.45476/ABOA) is amortized in the rent as stated in Lease paragraph 17 at a rate of 6% over the 60 month firm term of the Lease. The Government shall make a lump sum payment for the remaining **\$37,825.06** of Tenant Improvement costs per Lease paragraph 27. No additional payments for Tenant Improvements shall be paid unless it is a Change Order approved by the Contracting Officer with a Supplemental Lease Agreement.

27. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum Payment, one original and one copy of the invoice for the Lump Sum Payment. Lessor shall contact the GSA Contracting Officer for the "PS Number," which must be annotated on the invoice. The original invoice, in an amount not to exceed **\$37,825.06** shall be submitted via the GSA Finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov).

A copy of the invoice shall be simultaneously submitted to GSA at:

GSA, Real Estate Acquisition Division  
401 W Washington St., SPC 25, Suite 170  
Phoenix, AZ 85003

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: ARMSTRONG CHANDLER DOBSON, LLC, an Arizona Limited Liability Company**

BY W. Gregg Baldwin *by GUSTINE INVESTMENTS INC*

(Signature)

W. GREGG BALDWIN, PRES  
(Print Name and Official title)

IN PRESENCE OF:

Elizabeth H. Hanniside

(Signature)

Elizabeth H. Hanniside, Assist Secy  
(Print Name and Official title)

**UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service**

BY Erin A. Woodel

(Signature)

Contracting Officer  
(Official title)