

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 3

DATE

8/5/11

TO LEASE NO GS-09B-02695

ADDRESS OF PREMISES: 60 Acoma Boulevard, Lake Havasu City, Arizona 86403

THIS AGREEMENT, made and entered into this date by and between Acoma Investments LLC, an Arizona Limited Liability Company,

whose address is: 191 Hunter Lane, Lake Havasu City, Arizona 86403

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 establish Beneficial Occupancy.

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:

Part II, B. TERM. 3 is deleted in its entirety and replaced as follows:

TO HAVE AND TO HOLD, for the term beginning July 29, 2011 and continuing through July 28, 2021, subject to termination and renewal rights as may be hereinafter set forth. The Government may terminate this lease, in whole or in part, at any time on or after five (5) years by giving at least thirty (30) days' notice in writing to the Lessor. No rental shall accrue after the effective date of termination.

Lease Term	Shell Rent (Annual Cost)	Amortized TI (Annual Cost)	Operating Expense Rent (Annual Cost)	Total Annual Rent (\$/year)	Monthly Rent due in arrears	Annual Rental Rate (\$/RSFYR)
Years 1 - 5 7/29/11 - 7/28/16	\$13,467.64	\$7,994.12	\$7,849.44	\$29,311.20	\$2,442.60	\$26.55/RSF
Years 6 - 10 7/29/16 - 7/28/21	\$21,461.76	\$0.00	\$7,849.44	\$29,311.20	\$2,442.60	\$26.55/RSF

Part II. C. 12 is added as follows:

This Supplemental Lease Agreement (SLA) records the total Tenant Improvement Cost of \$34,458.38, to be amortized in the rent. \$34,458.38 (\$7.24/RSF) is amortized in the rent at an amortization rate of 6.00% per year and is included in the amount under Part II.C.5, (Amount of Annual Rent) of the Lease. In the event the Government exercises its right to terminate the lease after the five (5) year firm term, the Government is not required to reimburse the Lessor for any unamortized tenant improvements.

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

Acoma Investments LLC, an Arizona Limited Liability Company
191 Hunter Lane
Lake Havasu City, Arizona 86403

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: Acoma Investments LLC, an Arizona Limited Liability Company

BY

(Signature)

Jerry L Johnson
(Print Name and Official title)

owner

manager

IN PRESENCE OF:

Brenda Naugle

(Signature)

Brenda Naugle

(Print Name and Official title)

Notary Public



BRENDA NAUGLE
Notary Public - Arizona
Mohave County

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

BY

(Signature)

Contracting Officer
(Official title)