

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE  
AGREEMENT 2

DATE

6/08/12

TO LEASE NO. GS-09B-02730

ADDRESS OF PREMISES: Yuma Commerce Center  
7016 E. 30<sup>th</sup> Street, Suites 103-105  
Yuma, AZ 85365-6552

THIS AGREEMENT, made and entered into this date by and between Ingold Family Investments, LLC

whose address is: 304 N Orange Ave  
Fallbrook, CA 92028-2153

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

WHEREAS, the parties hereto desire to amend the Lease to establish Beneficial Occupancy, and add effective dates in the rent schedule.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. In this regard, Paragraphs 9, and 10 are deleted in their entirety and the following new Paragraphs 9, and 10 are substituted as follows:

"9. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on May 29, 2012 through May 28, 2022.

"10. The Government shall pay the Lessor annual rent (inclusive \$6.87 RSF of Operating Costs based on Paragraph 13) as follows:

Effective May 29, 2012 through May 28, 2017 annual rent of \$282,458.25 (inclusive \$382,219.59 Tenant Improvement Costs amortized over 10 years at 8% interest) at the rate of \$23,538.19 per month in arrears.

Effective May 29, 2017 through May 28, 2022 annual rent of \$308,961.66 (inclusive \$382,219.59 Tenant Improvement Costs amortized over 10 years at 8% interest) at the rate of \$25,746.81 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

Ingold Family Investments, LLC  
350 W. 16<sup>th</sup> Street, Suite 332  
Yuma, AZ 85364-4646

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Ingold Family Investments, LLC

BY

(Signature)

Monger

(Title)

IN THE PRESENCE OF (witnessed by:)

(Signature)

350 W 16<sup>th</sup> ST. # 332 YUMA AZ 85364

(Address)

UNITED STATES OF AMERICA

BY

(Daniel J. McGrath)

(Signature)

Contracting Officer  
GSA, PBS, RED