GSA

GSA Public Buildings Service

Supplemental Lease Agreement
Number 3

Lease Number:	GS-09B-02733	**Date:**	January 25, 2012

1 North Central Ave, Phoenix, AZ 85004

THIS AGREEMENT, made and entered into this date by and between **ONE NORTH CENTRAL, LLC** whose address is: **1221 Avenue of the Americas, New York, NY 10020**

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 and to authorize Change Orders 1 through 5.

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:

Paragraphs 9, 10 and 17 are deleted in their entirety and the following substituted therefore. Paragraph 22 is added.

9. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning January 5, 2012 and continuing through January 4, 2027, subject to termination and renewal rights as may be hereinafter set forth.

10. **The Government shall pay the Lessor annual rent, in arrears in accordance with the table shown below:**

Term	Shell	Amortized TI	Operating Expense	ANNUAL RENT	MONTHLY RENT	RATE PRSF
January 5, 2012 - July 4, 2012	$0.00	$2.98806	$7.22	$63,514.54	$5,292.88	$10.21
July 5, 2012 - January 4, 2014	$18.14	$2.98806	$7.22	$176,381.62	$14,698.47	$28.35
January 5, 2014 - January 4, 2016	$19.14	$2.98806	$7.22	$182,603.62	$15,216.97	$29.35
January 5, 2016 - January 4, 2018	$20.14	$2.98806	$7.22	$188,825.62	$15,735.47	$30.35
January 5, 2018 - January 4, 2021	$21.14	$2.98806	$7.22	$195,047.62	$16,253.97	$31.35
January 5, 2021 - January 4, 2027	$24.78	$0	$7.22	$199,104.00	$16,592.00	$32.00

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

One North Central, LLC
[redacted]

Continued on Sheet No. 1, attached to and made a part hereof.

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

Lessor, **ONE NORTH CENTRAL, LLC**

By _____ President
(Signature) (Title)

In Presence of

_____ [redacted]
(Signature) (Address)

United States Of America, General Services Administration, Public Buildings Service.

_____ LEASE CONTRACTING OFFICER
(Signature) (Official Title)

Form 276