

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. <b>2(rev)</b>	TO LEASE NO. <b>GS-06P-80057</b>	DATE <b>1/11/11</b>	PAGE <b>1 of 2</b>
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ADDRESS OF PREMISES  
**402 S. Main Street, Joplin, Missouri**

**THIS AGREEMENT**, made and entered into this date by and between

whose address is **U.S. Bank National Association  
777 E. Wisconsin Avenue, Suite 3175  
Milwaukee, WI 53202-5399**

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 authorize alteration projects, as outlined below:

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

1. The Lessor agrees to provide, maintain, and install a new emergency exit door, located in Room 6/14 of Suite 400, 402 S. Main Street, Joplin, MO, in accordance with the attached proposal from Dalton-Killinger Construction Company, identified as Exhibit "A". The door location is identified on Exhibit "B."

Specifications for the door include:

- Door – Solid core (Stave) door meeting a minimum of STC 45 requirements with acoustical gaskets.
- Hardware – Panic (Von Duprin 9857 EO-F) on the interior side, no exterior hardware, and a door closer.
- Hinges – If exterior, must be tamper-proof and non-removable.
- Door Frame – 16-gauge welded and insulated.

Lessor shall install conduit, with pull strings, as indicated on Exhibit "C" for [REDACTED]. The existing electrical receptacle at the new door location shall be relocated to the location indicated on Exhibit "D."

2. The Lessor agrees to provide, maintain, and install an Alphone in the reception area, in accordance with the attached proposal from Dalton-Killinger Construction Company, identified as Exhibit "E."

Specifications for the Alphone include:

- AX8MV Audio/Video Master Station
- PS2420 UL 24V 2 am power supply
- AX084C Router/Controller (including applicable software on disk or download)
- AXDVF Video/Audio Door Station flush mounted to wall and including an installation box

**(See attached Page 2 and Exhibits A, B, C, D, and E which are made a part hereof)**

All other terms and conditions of the Lease shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

<b>LESSOR: U.S. Bank National Association</b> [REDACTED]	NAME OF SIGNER <b>Steven Boemer</b> <b>Joe Wurdich</b>
[REDACTED]	NAME OF SIGNER <b>To Grizzle</b>
<b>UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION</b>	
<b>SIGNAT</b> [REDACTED]	NAME OF SIGNER <b>Sheri DeMartino</b> OFFICIAL TITLE OF SIGNER <b>Lease Contracting Officer</b>

3. The Lessor shall provide, install, and maintain aluminum Levolor 1" Riviera Classic Mini Blinds throughout the space.
4. These alteration projects shall be complete no later than February 21, 2011.
5. The Lessor shall furnish all permits, parts, tools, equipment, labor, and material required to perform the entire job. All work shall be accomplished by licensed tradesmen, in accordance with local code, best practices of the trade, and in a manner acceptable to the Government. Contractors requiring access to the leased premises must undergo and successfully complete an agency background investigation.
6. Upon completion, inspection, and acceptance of the work by the Contracting Officer or his/her representative, and submission of a proper invoice, the Government shall pay the Lessor a lump sum payment in the amount of \$10,844.00. Payment is contingent upon receipt of a proper invoice, which shall include:

- Name of the Lessor, which must appear exactly as shown on the Lease.
- Invoice date.
- **GSA PDN # PS0018323 noted at top of invoice.**
- Lease contract number (GS-06P-80057), Supplemental Lease Agreement Number (SLA 2), and address of leased premises.
- Description, price, and quantity of property and services actually delivered or rendered.
- "Remit to" address.
- Name, title, phone number, and mailing address of person to be notified in the event of a defective invoice.

7. Invoice must be either submitted on company letterhead or signed by the person with whom the lease is made.

The **original** invoice must be sent directly to the GSA Finance Office at the following address:

General Services Administration  
FTS and PBS Payment Division  
P.O. Box 17181  
Fort Worth, TX 76102

A **copy** of the invoice must be provided to the following address:

General Services Administration  
Attn: Sheri DeMartino, Lease Contracting Officer  
West Leasing Services (Code 6PRW)  
1500 East Bannister Road  
Kansas City, MO 64131  
Fax: 816-926-8307

8. The Lessor hereby waives restoration as a result of all improvements.

INITIALS: SS & SD  
Lessor Government

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