

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-09B-02405	DATE 5/22/2012	PAGE 1 of 2
ADDRESS OF PREMISES 567 West Silver Street, Elko, NV 89801			

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

whose address is 195 MOUNTAIN CITY HWY, UNIT 3  
ELKO, NV 89801

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 the tenant improvement rental amount and satisfactory temperature levels.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government.

Paragraph 3 is deleted in its entirety and the following substituted therefore:

3. The Government shall pay the Lessor annual rent, payable monthly installments in the arrears, at the following rates:

	8/26/2010 - 5/6/2012		5/7/2012 - 8/25/2015		8/26/2015- 8/22/2020	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$46,928.00	\$14.00	\$46,928.00	\$14.00	\$46,928.00	\$14.00
T.I Rental Rate	\$ -	\$ -	\$45,205.38	\$13.49	\$ -	\$ -
* Base Operating Cost	\$27,084.16	\$8.08	\$27,084.16	\$8.08	\$27,084.16	\$8.08
<b>Full Service Rate</b>	<b>\$74,012.16</b>	<b>\$22.08</b>	<b>\$119,217.54</b>	<b>\$35.57</b>	<b>\$74,012.16</b>	<b>\$22.08</b>

\*Operating Cost does not include any cost of living adjustments

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

**HOWARD RANCHES LLC**  
195 Mountain City Hwy, Unit 3  
Elko, NV 89801

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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**

SIG	[Redacted Signature]	NAME OF SIGNER S. K. Howard
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ADDRESS	195 Mt. City Hwy. #3 Elko, NV 89801	
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**IN PRESENCE OF**

SIGNATURE	[Redacted Signature]	NAME OF SIGNER HELEN B. HALLS
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ADDRESS	[Redacted Address]	
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**UNITED STATES OF AMERICA**

SIG	[Redacted Signature]	NAME OF SIGNER Joel Gomez
		OFFICIAL TITLE OF SIGNER Lease Contracting Officer

Paragraph 17 is added therefore:

"17. Temperatures shall conform to local commercial equivalent temperature levels and operating practices in order to maximize tenant satisfaction. These temperatures shall be maintained throughout the leased premises and service areas, regardless of outside temperatures, during the hours of operation specified in the lease. The Lessor shall perform any necessary systems start-up required to meet the commercially equivalent temperature levels prior to the first hour of each day's operation. At all times, humidity shall be maintained below 60% relative humidity."

INITIALS: DM & JE  
LESSOR GOV'T