

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-10B-07217 Bldg. OR6739	DATE JUL 26 2012	PAGE 1 of 2
ADDRESS OF PREMISES 1229 SE 3 RD STREET, PENDLETON, OREGON 97801-4143			

THIS AGREEMENT, made and entered into this date by and between **RICHARD S. COULTER**

whose address is [REDACTED]

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 order Tenant Improvements which exceed the Tenant Improvement Allowance to be paid by Lump Sum Payment.

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:

Rider to GSA Lease Form 3636 is amended to add Paragraph 28.

28. EXCESS TENANT IMPROVEMENTS: Pursuant to the U.S GOVERNMENT LEASE FOR REAL PROPERTY for the above referenced contract, the breakdown of TIs (by way of allowance and excess tenant improvements/lump sum payment) and obligated at this time are as follows:

- 1. Total TI Cost: \$336,986.72
- 2. Less: Total TI Allowance Amortized: \$153,501.00
- 3. Total Lump Sum Payment (due to Lessor): \$183,485.72 (Excess Tenant Improvements)

- i. In a separate correspondence dated July 25, 2012, the Government issued a Notice to Proceed for Tenant Improvements in the amount of **\$153,501.00**. Since the total TI costs exceed the TIA, the TI cost balance is being ordered with this Supplemental Lease Agreement (SLA) per section II below.
- ii. In addition to the above the Government shall reimburse the Lessor in a lump sum payment in the amount of **\$183,485.72**, upon completion, inspection and acceptance of the space by the Contracting Officer. Upon acceptance an invoice should then be submitted electronically to www.finance.gsa.gov with a courtesy copy to michael.j.obrien@gsa.gov or sent to the addresses below:

**General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181**

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

LESSOR	
[REDACTED]	NAME OF SIGNER <i>Richard Coulter</i>

IN PRESENCE OF	
SIGN [REDACTED]	NAME OF SIGNER <i>Camilla Coulter</i>

UNITED STATES OF AMERICA	
[REDACTED]	NAME OF SIGNER MICHAEL J. O'BRIEN
[REDACTED]	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

A copy of the original invoice should be sent (electronic email ok) to the Contracting Officer at:

Michael J. O'Brien
Lease Contracting Officer
GSA Public Buildings Service, Leasing Division
400 15th Street SW (10PR)
Auburn, WA 98001-6599
michael.j.obrien@gsa.gov

A proper invoice must include the following:

- Invoice Date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address and description, price, and quantity of the items delivered
- GSA PDN# ~~PS0023950~~ **PS0023957 MLO**

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

- III. Attached as Exhibit A is the Government-approved Tenant Improvement cost Summary (TICS) forms dated July 23, 2012 which formed the basis for the tenant improvement costs are hereby incorporated into the lease. (1 page).
- IV. The Lessor hereby waives restoration as a result of all improvements per paragraph 27.14 of the lease.

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR  GOVT