

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE
	TO LEASE NO. GS-03B-12058	

ADDRESS OF PREMISE Park Place
203 North Brady Street
Dubois, PA 15801-2419

THIS AGREEMENT, made and entered into this date by and between Kohlhepp Real Estate Investment Trust, Ltd.

whose address is P.O. Box 544
201 Beaver Drive
DuBois, PA 15801-0544

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 lease term commencement date and annual rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, Effective, August 1, 2012, as follows:

A. Pages 1-6 of GSA Form L202, of the lease is hereby amended and the following text is inserted in lieu thereof:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 1, 2012 and continuing through July 31, 2022, for a lease term of 10 years, 3 years firm, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration." The premises is described as office and related space consisting of 1,918 rentable square feet (RSF) yielding 1,668 ANSI/BOMA Office Area square feet on the Ground Floor.

B. The Government shall pay the Lessor the total annual contract rent of \$26,372.50 at a rate of \$13.75rsf. The total annual operating rent is \$13,905.50 and the total annual shell rent is \$12,467.00.

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All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

[Redacted Signature]

President, Kohlhepp Real Estate Investment Trust, Ltd
(Title)
P.O. Box 544, 201 Beaver Drive, DuBois, PA 15801
(Address)

[Redacted Signature], GSA, PBS

Contracting Officer
(Official Title)