**General Services Administration**

**Public Buildings Service**

**Supplemental Lease Agreement**

**Supplemental Lease Agreement No. 2**

**Date 11/1/2010**

To Lease No. LSD14417

Building No. SD1391

**Address of Premises:**

First Bank & Trust Building

133 S. Main Ave

Sioux Falls, SD 57104-6409

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**This Agreement,** made and entered into this date by and between FIRST BANK & TRUST (SIOUX FALLS)

whose address is 110 N Minnestoa Ave Ste 100

Sioux Falls, SD 57104-6467

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

Whereas, the parties hereto desire to amend the above as follows:

Now, therefore, the parties for the consideration hereinafter mentioned agree that the Lease is amended, effective upon execution by the Government as follows:

To establish the amended square footage of this lease and the subsequent change in annual rent, Standard Form 2 (SF2) Paragraphs 1 and 3 are deleted and replaced with the following:

1. The Lessor hereby leases to the Government the following described premises:

   A total of 5,689 Rentable Square Feet (RSF), yielding 4,917 ANSI/BOMA area of office and related space on the 2nd Floor together with one (1) on-site reserved parking space located at:

   First Bank & Trust Building

   133 S. Main Ave

   Sioux Falls, SD 57104-6409

   to be used for such purposes as may be determined by the Government.

3. The Government shall pay the Lessor, commencing on August 23, 2010, annual rent as follows:

   Upon beneficial occupancy by the Government, Annual Rent of **$136,459.70,** at the rate of **$11,371.64** per month in arrears for base year.

   Annual Rent consists of three (4) components:

   a. **Shell Rent.** Shell Rental Rate is **$74,241.45** or **$13.05** per RSF, at the rate of **$6,186.79** per month, for years 1 through 5. For years 6 through 10, the Shell Rental Rate is **$84,481.65** or **$14.85** per RSF, at the rate of **$7,040.14** per month. Shell Rental Rate includes base year share of annual Real Estate Taxes which is **$11,946.90** or **$2.10** per RSF. All parking costs are also included.

   b. **Base Operating Costs.** Base year services cost is **$28,046.77** or **$4.93** per RSF, at the rate of **$2,337.23** per month.

   c. **Amortized Tenant Improvement.** Annual amortized TI rental is **$28,704.31** or **$5.05** per RSF at the rate of **$2,392.03** per month, for years 1 through 5.

   d. **Amortized Building Specific Security.** Annual amortized Building Specific Security is **$5,467.17** or **$0.96** per RSF at the rate of **$455.60** per month, for years 1 through 5.

   Rent for a lesser period shall be prorated. Rent shall be payable through Electronic Fund Transfer (EFT) to:

   [Redacted]

   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]
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<thead>
<tr>
<th>LESSOR: FIRST BANK &amp; TRUST (SIOUX FALLS)</th>
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<tbody>
<tr>
<td>BY</td>
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<tr>
<td>Authorized Agent</td>
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<tr>
<td>IN</td>
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<tr>
<td>110 N Minnesota Ave, Ste 100,</td>
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<td>Sioux Falls, SD 57104</td>
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<td>NATIONAL SERVICES ADMINISTRATION</td>
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<td>Contracting Officer</td>
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<td>(Official Title)</td>
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GSA FORM 276 (REV. 7-67)