

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-07B-16839	DATE 8/31/11	PAGE 1 of 2
ADDRESS OF PREMISES 7201 I-40 West, Amarillo, TX 79106-2634			

THIS AGREEMENT, made and entered into this date by and between **COMBS COMMERCIAL PROPERTIES, LLC** whose address is  
1619 S. TYLER ST.  
AMARILLO, TX 79102-3139

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

**WHEREAS**, the parties hereto desire to amend the above Lease dated February 25, 2011 to order tenant improvements.

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

1. The purpose of this Supplemental Lease Agreement (SLA) is to accept the tenant improvements in the amount of \$48,567.20 as depicted in the Don Mason Builders bid, dated August 1, 2011 (Attachment 1).

The Tenant Improvement costs will be paid via a one-time lump sum payment upon completion, inspection and acceptance of the work, and a receipt for the work by the Government.

Any changes of the Construction Drawings which result in a financial change to the lease agreement, of any type, must be approved in writing, by the GSA Contracting Officer.

Invoice for payment shall be submitted directly to: GSA Greater Southwest Finance Center electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Lessors who are unable to process the invoice electronically, may mail the original invoice to the following address:

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.

SIGNATURE	[Redacted]	NAME OF SIGNER	Manion W. Combs
ADDRESS	[Redacted]	IN PRESENCE OF	Realty, 1619 S. Tyler St., Amarillo, TX 79102
SIGNATURE	[Redacted]	NAME OF SIGNER	Calandra Randolph
ADDRESS	[Redacted]	IN PRESENCE OF	Amarillo, TX 79102
		UNITED STATES OF AMERICA	
		NAME OF SIGNER	[Signature]
		OFFICIAL TITLE OF SIGNER	Contracting Officer

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Attn: Paula Barker  
819 Taylor Street, Room 5A18  
Fort Worth, TX 76102

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address; and a description, price, and quantity of the items delivered
- GSA PS#: PS *0021182*

The invoice must be submitted on company letterhead. The Government-approved DID's which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A to this SLA. The tenant improvement cost summary is hereby incorporated into the lease as Attachment 2 to this SLA.

**Full execution of this agreement by the Government will serve as the Lessor's Notice to Proceed.**

Change orders or variances to the scope of work, without obtaining approval in writing by the Government's Contracting Officer, may be rejected by the Government.

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

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