

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO: 1 AMENDED	DATE: February 18, 2014
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TO LEASE NO. GS-08B-14669

ADDRESS OF PREMISES: Blackrock Village, Building C
2390 West Highway 56
Cedar City, UT 84720-4166

THIS AGREEMENT, made and entered into this date by and between 56 BLACKROCK, LLC.
whose address is: 115 West 740 North
American Fork, UT 84003

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, clarify the lease payment and dates of the lease.

NOW THEREFORE, the parties hereinafter mentioned covenant and agree that the said

Lease is amended, Effective February 1, 2014 as follows:

The following paragraph Lease Term, and Paragraph 1.03(A.) RENT AND OTHER CONSIDERATIONS, and 1.05 Termination Rights is hereby deleted and replaced with the following:

Page 1 to Lease No. GS-08B-14669 entitled "Lease Term": **LEASE TERM**

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 10 Years, 5 Years Firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease shall be February 1, 2014 and continuing through January 31, 2024 subject to any applicable termination and renewal rights, shall be more specifically set forth in Paragraph 1.05 of this lease document.

1.03A RENTAL CONSIDERATION for simplified leases (JUN 2012)

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

	FIRM TERM	ANNUAL RATE	NON FIRM TERM	ANNUAL RATE
	ANNUAL RENT		ANNUAL RENT	
SHELL RENT ¹	\$49,421.61	\$8.9321	\$49,421.61	\$8.9321
OPERATING COSTS ²	\$ 19,254.63	\$3.4799	\$19,254.63	\$3.4799
TOTAL ANNUAL RENT	\$68,676.24	\$12.4820	\$68,676.24	\$12.4820

¹Shell rent calculation:
(Firm Term) \$8.9321 per RSF multiplied by 5,532.94 RSF
(Non Firm Term) \$8.9321 per RSF multiplied by 5,532.94 RSF

²The Tenant Improvement rates shall be incorporated into the lease after the successful completion of the tenant improvements and accepted by the Government.

³Operating Costs rent calculation: \$3.4799 per RSF multiplied by 5,532.91 RSF

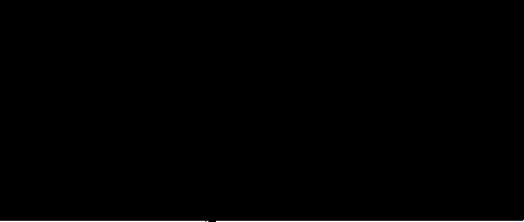
⁴Rates may be rounded

⁵Parking costs described under sub-paragraph H below

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, after the Firm Term of this Lease, January 31, 2019, by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

LESSOR: 56 BL



Agent For Ste Blackrock LLC

(Title)

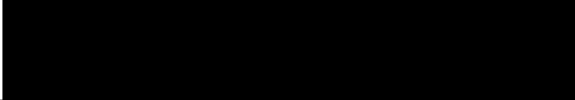
IN PRESENCE



(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE, MOUNTAIN PLANS SERVICE CENTER

BY



CONTRACTING OFFICER

(Official Title)