**GENERAL SERVICES ADMINISTRATION**  
**PUBLIC BUILDINGS SERVICE**  
**SUPPLEMENTAL LEASE AGREEMENT**  
**SUPPLEMENTAL AGREEMENT NO: 1**  
**AMENDED**  
**DATE: February 18, 2014**  

**ADDRESS OF PREMISES:**  
Blackrock Village, Building C  
2360 West Highway 56  
Cedar City, UT 84720-4165

**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 hereto heretofore mentioned covenant and agree that the said

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**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-088-14669 entitled "Lease Term": **LEASE TERM**

To Have and To Hold the said Premsises 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:

<table>
<thead>
<tr>
<th></th>
<th>Firm Term</th>
<th>Non Firm Term</th>
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<tbody>
<tr>
<td><strong>SHELL RENT</strong> 1</td>
<td>$49,421.61</td>
<td>$8,932.10</td>
</tr>
<tr>
<td><strong>OPERATING COSTS</strong> 3</td>
<td>$19,254.63</td>
<td>$3,475.99</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td>$68,676.24</td>
<td>$12,482.09</td>
</tr>
</tbody>
</table>

1. Shell Rent Calculation:  
   - [Term Rent] $59,928.11 per RBS multiplied by 5,531.04 RSB
   - [Non Term Rent] $6,903.44 per RBS multiplied by 5,531.04 RSB

2. The Tenant Improvement costs will be incorporated into the lease with the successful completion of the tenant improvements and accepted by the Government.

3. Operating Costs Calculation: $3,475.99 per RSB multiplied by 5,531.04 RSB

4. Rates may be adjusted

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**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.
| LEASE: 66 BL | Agent for 56 Blackrock, LLC |
| IN PRESENCE OF | (Title) |
| | (Address) |

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

BY

CONTRACTING OFFICER
(Official Title)