

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-02B-19128	DATE 9/7/11	PAGE 1 of 4
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ADDRESS OF PREMISES
24 and 25 Estate Golden Rock, Company Quarter, St Croix, U.S. Virgin Islands, 00824

THIS AGREEMENT, made and entered into this date by and between Ancient Mariner Holdings, LLC
Whose address is: 52 Company Street
Christiansted, USVI 00820

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 rent commencement date and to reimburse the Lessor for tenant improvement cost which exceed the tenant improvement allowance.

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

- I. The space is substantially complete and the rent commencement date is June 1, 2011. The lease term shall be June 1, 2011 through May 31, 2021.
- II. The Tenant Improvement Allowance identified in Lease GS-02B-19128, dated July 18, 2009, is \$286,800.00. The Government issued a Notice to Proceed with Tenant Improvements in the amount of \$412,618.79 on July 7, 2010. Change order requests were made and approved in the total amount of \$110,383.59, making the total cost for tenant improvements \$523,002.38. The tenant improvements exceed the tenant improvement allowance by \$236,202.38.
- III. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$236,202.38, upon receipt of an original invoice from the Lessor. By executing this SLA, the Contracting Officer certifies that the tenant improvements have been completed and satisfactorily delivered by the Lessor as of June 1, 2011.

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:
U.S. General Services Administration
Attn: Carmen Hernandez, Contracting Officer
150 Carlos Chardon Avenue, Room 359
Hato Rey, PR 00918

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby **IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE	[Redacted Signature]	NAME OF SIGNER	Jason Miller
		[Redacted Address]	

IN PRESENCE OF

SIGNATURE	[Redacted Signature]	NAME OF SIGNER	EMMA MILLER
		[Redacted Address]	

UNITED STATES OF AMERICA

[Redacted Signature]	NAME OF SIGNER	Carmen Hernandez
	OFFICIAL TITLE OF SIGNER	

A proper invoice must include the following:

- Invoice date
- 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 PDN # *PS 0021335*

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

IV. The Government-approved Design Intent Drawing (Dated 12/05/2009), and final Change Order Log (Dated 5/03/2011) which formed the basis for the tenant improvement costs are hereby incorporated into the lease and attached hereto (2 pages).

INITIALS: LESSOR *JM* GOVT *GA*