

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE MAR 8 2011
	TO LEASE NO. GS-10B-07249	BUILDING NO. AK3466

ADDRESS OF PREMISES Alaska Pacific University, 4210 University Drive, Anchorage, AK 99508-4652

THIS AGREEMENT, made and entered into this date by and between **ALASKA PACIFIC UNIVERSITY DBA DR. GLENN OLDS HALL**

whose address is: 4101 University Drive, #40, Anchorage, AK 99508-4652

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

WHEREAS, the parties hereto desire to amend the above Lease.

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

Paragraph 20 is hereby deleted in its entirety and replaced with the following paragraph 20:

20. COMMISSION AND COMMISSION CREDIT:
 The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the first ten (10) years of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owed under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment of \$65,434.50 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$65,434.50 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

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.

LESSOR **ALASKA PACIFIC UNIVERSITY DBA DR. GLENN OLDS HALL**

BY [Signature] AGENT FOR APU
(Signature) (Title)

IN PRESENCE OF [Signature]
(Signature) [REDACTED]
(Address)

UNITED STATES OF AMERICA **GENERAL SERVICES ADMINISTRATION**

BY [Signature] **Lindsey D. Snow**
(Signature) (Contracting Officer, US General Services Administration)