

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07261	DATE 10/11/2011	PAGE 1 of 1
ADDRESS OF PREMISES 420 L Street, Suite 300, Anchorage, AK 99501-1971			BLDG NO. AK3446 AK3416 JW

**THIS AGREEMENT** made and entered into this date by and between L STREET INVESTMENTS,

whose address is 420 L STREET  
ANCHORAGE, AK 99501-1945

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

**WHEREAS**, the parties hereto desire to establish beneficial occupancy for the lease dated June 29, 2011.

To accomplish the above, Paragraphs 2 and 3 of Standard Form 2 are deleted in their entirety and replaced with the same numbered paragraphs below.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 21, 2011 as follows:

**2. TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning October 1, 2011 and continuing through September 30, 2021 inclusive.

**3. The Government** shall pay the Lessor annual rent of \$165,432.24 at the rate of \$13,786.02 per month for Years 1-5 in arrears. Rent shall be adjusted beginning Year 6 according to the schedule below.

Term	Annual Shell	Annual Operating	Annual TI	Annual Parking	Total Annual Rent
10/1/2011 – 9/30/2016	\$108,635.45	\$33,094.51	\$18,381.36	\$5,320.92*	\$165,432.24
10/1/2016 – 9/30/2021	\$108,635.45	\$33,094.51	\$18,381.36	\$5,852.88*	\$165,964.20

\*Parking spaces are priced at \$5,320.92 annually and will be adjusted every five (5) years to the rate of the public facility being used. The estimate for parking in Years 6-10 is \$5,852.88 annually, or as mutually acceptable by the Lessor and the Government.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

L STREET INVESTMENTS  
C/O FRAMPTON & OPINSKY, LLC  
2525 BLUEBERRY ROAD, SUITE 204  
ANCHORAGE, AK 99503-2847

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

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR, L STREET INVESTMENTS**

SIGNATURE <i>Kenneth R. Atkinson</i>	NAME OF SIGNER KENNETH R. ATKINSON
ADDRESS 420 L Street #500 Anchorage, AK 99501	

**IN PRESENCE OF**

SIGNATURE <i>Wade Branson</i>	NAME OF SIGNER WADE BRANSON
ADDRESS 2525 BLUEBERRY RO STE. 204 ANCHORAGE, AK 99503	

**UNITED STATES OF AMERICA**

SIGNATURE <i>James A. Coppel</i>	NAME OF SIGNER JAMES A. COPPEL
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

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