

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 3	DATE 9.10.12
	TO LEASE NO. GS-07B-16866	

ADDRESS OF PREMISES: 4991 OLD GREENWOOD ROAD, FORT SMITH, AR 72903-6941

THIS AGREEMENT, made and entered into this date by and between **J. CURTIS FAMILY LIMITED PARTNERSHIP**

whose address is 5010 OLD GREENWOOD ST
 FORT SMITH, AR 72903-6941

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

WHEREAS, the parties hereto agree to supplement the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended effective upon *the date of the execution of this SLA by the Contracting Officer* as follows:

- 1) To add the cost of the security proposal attached as "Exhibit A"; and
- 2) To change the total cost of the Tenant Improvements; and
- 3) To provide for the payment of the total Tenant Improvement Cost and Building Specific Amortized Capital (BSAC); and
- 4) All other terms and conditions are in full force and effect.

See Attached

IN WITNESS WHEREOF, the parties subscribe their names as of the above date.

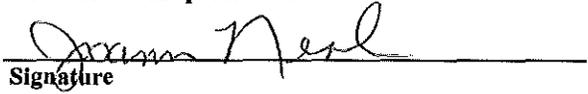
Lessor: J. CURTIS FAMILY LIMITED PARTNERSHIP


 Signature

owner/CEO
 Title

James E. Curtis
 Printed Name

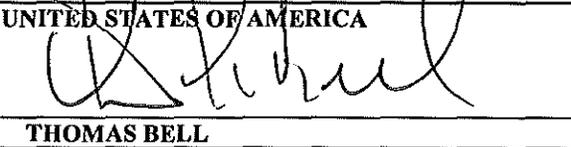
Witnessed in the presence of:


 Signature

5010 Old Greenwood St.
 (Address)

James Neal
 Printed Name

Fort Smith AR 72903
 City, State, Zip

UNITED STATES OF AMERICA

 THOMAS BELL

Lease Contracting Officer
 (Official Title)

Supplemental Lease Agreement #3
GS-07B-16866
4991 Old Greenwood Road, Fort Smith, AR 72903-6941

1.) Upon this Supplemental Lease Agreement (SLA#3) being fully executed and delivered, the Lessor shall consider this a Notice to proceed to install the [REDACTED] proposed by Stanley Security Solutions dated July 10, 2012 and attached as "Exhibit A". The total installed cost is [REDACTED]. This work will become part of the premises and will be maintained by the Lessor as part of the full service lease. The anticipated date of completion of all the improvements shall be on or before October 4, 2012.

2.) The Government and the Lessor have agreed that the total cost of the Tenant Improvements is \$488,180.16. Additionally, the cost of the Building Specific Amortized Capital (BSAC) shall change from \$79,868.00 to [REDACTED]. The Tenant Improvement and BSAC cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with this SLA#3, by the anticipated date of completion.

3.) The Government shall pay for a portion of the total Tenant Improvement Cost by amortizing \$322,960.19 over the first five (5) years of the term, monthly, at an interest rate of 7.25%. The remaining balance of the Tenant Improvement cost is \$165,219.97 [$488,180.16 - 322,960.19 = 165,219.97$] and shall be paid by a lump-sum payment. Additionally, upon the Government's acceptance of the work, the Government shall pay by lump sum the Building Specific Amortized Capital (BSAC) amount of [REDACTED] in which case, the total annual rent shall be reduced by subtracting the BSAC accordingly upon completion and acceptance by the Government.

The total of the lump-sum payments is \$336,175.67. To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS0022936 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Thomas Bell
819 Taylor Street 5A18
Fort Worth, TX 76102

4.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials: 
Lessor Initials: 