GSA Public Buildings Service

Supplemental Lease Agreement
Number

Lease Number: GS-09B-02602 **Date:** JAN 17 2012

ADDRESS OF PREMISES

Letiatasi Building, 1138 Autapini, Pago Pago, AS 96799-1138

THIS AGREEMENT, made and entered into this date by and between MHJ Development Corporation, whose address is 1138 Pago Pago, Pago Pago, AS 96799-0000, 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 a Beneficial Occupancy date, modify tenant improvement cost amortization and modify payment of rent.

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

Paragraphs 2 and 3 are hereby deleted in their entirety and the following substituted.

"2. TO HAVE AND TO HOLD the said Premises with their appurtenances for a three (3) year, two (2) firm, term beginning December 16, 2011 through December 15, 2014 subject to termination rights as may be hereinafter set forth."

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Attachments: Sheet Number 1
Exhibit A – Tenant Improvement Costs

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

Lessor: MHJ DEVELOPMENT CORPORATION

By Sarah H Smith (Signature) General Manager (Title)

In Presence of

X [illegible] (Signature) X [redacted] (Address)

United States Of America, General Services Administration, Public Buildings Service.

Alan C. Becker (Signature) Contracting Officer, U.S. General Services Administration

SHEET NUMBER 1 attached to and forming a part of SLA1 to Lease number GS-09B-02602

"3. The Government shall pay the Lessor annual rent, including parking costs, per the schedule below per month in arrears. Tenant Improvement (TI) costs of $296,865.01 have been amortized over the firm term of twenty-four (24) months at seven percent (7%). The Operating Expenses are subject to CPI escalations. Rent for a lesser period shall be prorated.

ANNUAL RENT:	Years 1-2	$/RSF/yr	$/USF/yr		Year 3	$/RSF/yr	$/USF/yr
Shell	216,275.88	28.35	29.51		216,275.88	28.35	29.51
Operating Rent	78,753.00	10.32	10.74		78,753.00	10.32	10.74
TI Amortization	159,496.95	20.90	21.76		0.00	0.00	0.00
Annual:	**454,525.83**	**59.57**	**62.01**		**295,028.88**	**38.67**	**40.25**

Rent checks shall be payable to:

MHJ Development Corporation
1138 Pago Pago
Pago Pago, AS 96799-0000

All other terms and conditions of the lease shall remain in force and effect.

Lessor Govt