

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 20

DATE
9-26-11

TO LEASE NO.
GS-09B-02196

ADDRESS OF PREMISES [REDACTED] Phoenix Building
21711 North 7th Street
Phoenix, AZ 85024

THIS AGREEMENT, made and entered into this date by and between:

700 DEER VALLEY RD, LLC

Whose address is 50 S 10TH STREET STE 300
MINNEAPOLIS, MN 55403-2012

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 on the day the Government signs **Supplement Lease Agreement Number 20** as follows:

Supplemental Lease Agreement Number **20** is hereby issued to reflect a Lumpsum payment to the Lessor for this Change Order requested by the Government.

Paragraph Number 47 and 48 are hereby added to the Lease Contract as follows:

47. The Lessor shall provide all labor, materials, professional design fees and permits to furnish, install and maintain all changes identified in Tenant Work Request **Variance # 21, 44, 71, 72 and 73 in the Tenant Work Request (TWR)/Scope Variance Log**. The reference changes are to furnish and install as follows:

TWR #21 – Eliminate automatic door bottom on door to rooms with Type 5 walls:

Credit to Government: [REDACTED]

TWR #44 – Furnish and install a custom wall graphic in the Executive Suite Open Office Area N522. (Panel Only):

Lumpsum to Lessor: [REDACTED]

TWR #71 – Furnish and Install Hoffman Boxes and J-Boxes at selected [REDACTED] for [REDACTED] system junction boxes:

Lumpsum to Lessor: [REDACTED]

TWR #72 – Art Work:

Lumpsum to Lessor: [REDACTED]

TWR #73 – Pedestal at Deer Valley entrance to [REDACTED] for truck deliveries:

Lumpsum to Lessor: [REDACTED]

Total amount due to Lessor: \$48,979.00

Continued on page 2

610#20

48. (a) Lessee may enter the Premises on January 1, 2012 without payment of Rent or other sums under this Lease, subject to the other requirements and covenants of this Lease, for the purpose of installing Lessee's furniture, fixtures and equipment, and any other items that will not interfere with the performance of the Work by Lessor. The Government shall not interfere with construction of the Premises or do anything that could delay substantial completion, and shall at all times act diligently and cooperate with Lessor to the fullest extent possible to prevent the occurrence of any delay of the Delivery Date.

(b) The Government agrees that Lessor shall not be liable in any way for any injury, loss or damage which may occur to any of Lessee's property placed upon or installed in the Premises prior to the Commencement Date, the same being at Lessee's sole risk, and Lessee shall be liable for all injury, loss or damage to such property arising as a result of such entry into the Premises by Lessee or its representatives and for all other injuries or losses or damages to persons or property as a result of such entry except to the extent they result from the negligence or willful misconduct of Lessor or its agents, employees, contractors, or vendors.

Payment for lump sum costs associated with reimbursable work items; the Lessor is hereby notified that the Lessor submit for Lump Sum Payments, an original and one copy of the invoice for the reimbursable work items, including the annotation of PS Number "PS _____", on the invoice covering SLA #20 by reference, Tenant Work Request (TWR)/Scope Variance Log # 21, 44, 71, 72 and 73. The original invoice shall be remitted to:

GSA, Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Ft. Worth, TX 76102

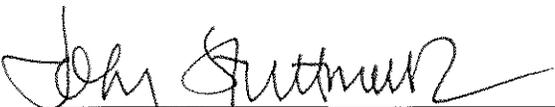
A copy of the invoice shall be concurrently submitted to the GSA Contracting Officer at:
GSA, Real Estate (9PR)
600 Las Vegas Blvd., South, Suite 600
Las Vegas, NV 89101

Title to any and all alterations and tenant improvements for which the Government will make a "lump sum" payment shall vest in the government. The Government at any time can remove these items. The Lessor waives restoration in connection with these items. Unless the Government has removed the items from the premises, the Lessor shall remain responsible for maintenance and repair of all items provided by the Lessor under this lease. If after the lease term of any extensions, or succeeding lease term, the government elects to abandon these items in place, title shall pass to the Lessor.

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 700 Deer Valley Road, LLC

BY 
(Signature)

John Strittmatter, Vice President
(Title)

IN PRESENCE OF 
Mary K. McGowne (Signature)

3900 East Camelback Road, Suite 100, Phoenix, AZ 85018
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY 
DEBORAH D. ORKOWSKI 9-26-11
(Signature)

Contracting Officer
(Official Title)