



Supplemental Lease Agreement
Number 1

Lease Number:	GS-09B-02371	Date:	11/19/2010
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6245 East Broadway Boulevard, Tucson, AZ 85711

THIS AGREEMENT, made and entered into this date by and between **TUCSON BROADWAY OFFICE PLAZA, LLC**

whose address is: 2200 East River Road, Suite 115, Tucson, AZ 85718-6577

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 issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; provide for Lump Sum Payment of a portion of the tenant improvement costs which exceed the tenant improvement allowance; and adjust the broker commission.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

Paragraph 10 and 24 are deleted in entirety and replaced with the following, paragraphs 25, 26, and 27 are hereby added:

"10. The Government shall pay the Lessor annual rent of \$136,208.38 at the rate of 11,350.70 per month in arrears for years 1 through 5, and annual rent of \$149,002.00 at the rate of \$12,416.83 per month in arrears for years 6 through 10. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

**Tucson Broadway Office Plaza LLC
c/o Partners Management Company
5055 East Broadway Blvd., Suite B-100
Tucson, AZ 85711**

"24. Commission and Commission Credit:

The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value 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 of the SFO, the Broker has agreed to forego [redacted] of the commission that it 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.

Continued on Sheet 1

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

Lessor, **TUCSON BROADWAY OFFICE PLAZA, LLC**

By W. A. Kelly
(Signature)

cfo of Manager
(Title)

In Presence of

[Signature]
(Signature)

2200 E. River Rd Ste 115 Tucson, AZ 85718
(Address)

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

Jessica Escobedo
(Signature)

CONTRACTING OFFICER
(Official Title)

