

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
No. 2

DATE

1/10/2011

TO LEASE NO GS-09B-02614

ADDRESS OF PREMISES: 354 South Hwy 92, Sierra Vista, AZ 85635-3645

THIS AGREEMENT, made and entered into this date by and between HIGH RANGE SV1, LLC

whose address is: 4300 N. Miller Road, Suite 153
Scottsdale, AZ 85251-3619

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 to the Lessor for the Tenant Improvement work; incorporate and order Tenant Improvements which exceed the Tenant Improvement Allowance; and to provide for Lump Sum payment of the tenant improvement costs which exceed the Tenant Improvement Allowance.

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:

Paragraph 28 is added.

"28. This supplemental lease agreement (SLA) provides the Notice to Proceed for the approved Tenant Improvement budget in the amount of \$1,311,779.00; the Tenant Improvement overage amount of \$330,940.63 shall be paid via a lump sum payment.

On December 22, 2010 a Notice to Proceed (NTP) was issued for the Tenant Improvement budget dated 11/29/10 in the amount not to exceed \$1,311,779.00. This amount includes all materials, labor, and overhead as described further in Lessor's budget, to complete the work to the Government's satisfaction. The amount of Tenant Improvement allowance per part 1, paragraph 6, of the executed lease agreement is \$980,838.37 (TI of \$820,146.85 and BSS of \$160,691.52) and will be amortized into the rent for the firm term of ten (10) years at 5.75% per year. The remaining amount of \$330,940.63 (tenant improvement overage) shall be paid via a one time lump sum amount. Lessor's approved budget (Exhibit B) is hereby attached and added to this lease.

Invoice for payment shall be submitted on letterhead of the Lessor, including an invoice number, lease number, and the following Pegasus Document Number: PS 0019370. The Lessor shall submit the invoice to:

GSA Office of Finance
P.O. Box 17181
Forth Worth, TX 76102-0181

With Courtesy Copies to:

Robert W. Nimmo
600 Las Vegas Blvd., S
Suite 600
Las Vegas, NV 89101-6600

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

LESSOR: HIGH RANGE SV1, LLC

BY [Signature] 12/27/10
(Signature)

IN PRESENCE OF: [Signature]
(Signature)

VAUCE H. MARSHALL, member
member

[Signature]
(Print Name and Official title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service

BY [Signature]
(Signature)
ROBERT W. NIMMO

Contracting Officer
(Official title)