

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 3/5/2012
		TO LEASE NO. GS-09B-02827

ADDRESS OF PREMISES: 4670 Industry Drive
Sierra Vista, AZ 85636

THIS AGREEMENT, made and entered into this date by and between **IDI, LLC**
whose address is: **P.O. Box 2232
Sierra Vista, AZ 85636**

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective upon execution by the Government, to reduce the Tenant Improvement Allowance, and clarify requirements related to location of the property and electrical distribution.

Paragraphs 3, 14 and 20 are deleted in their entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent as follows in arrears:

Years	Annual Shell Rent	Annual Operating Costs	Annual Amortized T.I.'s	Annual Amortized Security Costs	Total Annual Rent	Monthly Rent
1 - 5	\$64,557.00	\$31,704.66	\$34,418.90	\$0.00	\$130,680.56*	\$10,890.05*
6-10	\$82,824.24	\$31,704.66	\$0.00	\$0.00	\$114,528.90	\$9,544.08

All costs unless otherwise noted are per rentable square foot / year. *Does not include commission credit per SF2 paragraph 20

Rent for a lesser period shall be prorated. Rent checks shall be payable to:
IDI, LLC
Post Office Box 2232
Sierra Vista, AZ 85636

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

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

LESSOR: IDI, LLC
BY [Signature] 2/28/2012
(Signature) (Title)

IN THE PRESENCE OF (witnessed by):
[Signature] 1993 Frontage rd #102 SV AZ 85635
(Signature) (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.
BY [Signature] Contracting Officer, GSA
(Signature)

Initials: [Signature] & [Signature]
Lessor Gov't

14. TENANT IMPROVEMENT ALLOWANCE: The maximum Tenant Improvement Allowance is \$149,257.22. The Tenant Improvement Allowance shall be amortized over the 5 year firm term of the lease agreement at an interest rate (amortization rate) of 5.75% per year. The following fees will be added to the Tenant Improvement Allowance:

- GENERAL CONDITIONS SHALL NOT EXCEED [REDACTED] OF THE TENANT IMPROVEMENT ALLOWANCE
- GENERAL CONTRACTOR'S FEES SHALL NOT EXCEED [REDACTED] OF THE TENANT IMPROVEMENT ALLOWANCE
- ARCHITECTURAL / ENGINEERING FEES SHALL NOT EXCEED [REDACTED] PER RENTABLE SQUARE FOOT
- LESSOR'S PROJECT MANAGER'S FEES CALCULATED AT [REDACTED] OF THE TENANT IMPROVEMENT ALLOWANCE

20. BROKER COMMISSION AND COMMISSION CREDIT: The Lessor and the Broker have agreed to a cooperating lease commission of [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, 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 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.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall be taken in the first month as indicated in this schedule for adjusted Monthly Rent:

First Month Rental Payment \$10,890.05 minus Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Paragraphs 21 and 22 are hereby added to the Lease:

21. LOCATION OF PREMISES: Section A. 1 b is deleted from the Tenant Office Space Requirements Volume 2010-A. The Premises are acceptable to [REDACTED] and all requirements in this section have been waived.

22. ELECTRICAL: DISTRIBUTION:

The requirement for 3-phase electric power per SFO section 8.12 A 1. is hereby removed from the Building Shell requirements. All other requirements contained in this section remain in full force and effect.

Initials:  & 
Lessor Govt