

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

DATE

MAR 20 2001

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TO LEASE NO. GS-09B-94150

ADDRESS OF PREMISES 75 Hawthorne Street
 San Francisco, CA 94105

THIS AGREEMENT, made and entered into this date by and between HAWTHORNE PLAZA, LTD.

whose address is c/o ARCON, Inc.
 95 Hawthorne Street, Suite 401-S
 San Francisco, CA 94105

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 considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government.

The lease is hereby amended as follows:

To incorporate the attached Specifications for Maintenance and Janitorial requirements for the Child Care Center.

The Annual Rent is increased by [REDACTED] p/month), to cover the added cost for the increase in the maintenance and janitorial service for the Child Care Center.

(SHEETS NO. 1 AND 2 ATTACHED)

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: HAWTHORNE PLAZA, LTD.

BY [Signature]
(Signature)

Pres.
(Title)

IN THE PRESENCE OF (witnessed by):
Mary Jane Carriaga
(Signature)

75 Hawthorne Street, S.F. CA
(Address)

UNITED STATES OF AMERICA

BY [Signature]

Contracting Officer
GSA, PBS, RED

7.9 JANITORIAL SERVICES

(a) The Lessor shall maintain the Leased Premises, including outside areas, in a clean, tenantable condition. Except as otherwise stated hereinbelow, the Lessor shall perform the services at the frequencies determined by the Lessor. The Leased Premises shall be cleaned to the satisfaction of the Government. In evaluating the Lessor's performance, the Government shall exercise reasonable judgment. All cleaning shall be performed after tenant working hours.

(b) The Lessor's obligation to maintain the Leased Premises shall include performing the following interior janitorial services.

(c) **CHILD CARE CENTER: BASIC INTERIOR SERVICES**

(1) **BARE FLOORS AND BASEBOARDS:**

General: The floors (including restroom floors), baseboards, and corners are to be swept and wet mopped nightly with a germicidal solution. Floors are to be slip resistant, clean and free of debris, foreign matter, water streaks, scuff markings, and wax build-up in corners or crevices. The finished area shall present an overall appearance of cleanliness and have a uniform luster. Baseboards and walls shall be free of splashing and markings from cleaning instruments. Floor mats are to be cleaned and disinfected.

Vinyl Floor Maintenance: Notwithstanding the foregoing, Vinyl FORBO flooring shall be cleaned and maintained in accordance with the manufacturer's instructions for MULTISTEP resilient vinyl sheet flooring attached hereto as Exhibit A.

(2) **CARPETED FLOORS:**

Vacuuming: Carpeted surfaces are to be vacuumed nightly. Carpeted surfaces are to be free of dirt, dust, and other debris.

Carpet Spot Cleaning/Shampooing: Spot cleaning shall be performed as needed. Buildup, spillage or crusted material is to be removed along with spots, smears, and stains. When spot cleaning, the Lessor shall ensure that fuzzing does not occur, which can be caused by harsh rubbing or brushing of carpet. Carpets are to be shampooed every three months.

(3) **WALLS AND SURFACES:**

General: All walls and surfaces, including countertops, structural ledges, low wall tops and edges, high reach areas, including, but not limited to, door frames, doors, door jambs, and thresholds, molding, ventilation grills, bulletin board/picture frames, light switch plates, file cabinets, light fixtures, washer and dryer, exposed pipes, and low reach areas including, but not limited to, wainscoting, chair rails, ledges, baseboards, window sills, plastic, metal partitions, mirrors, mirror tops, and light switches, are to be cleaned and disinfected. All walls and surfaces shall be free of smudges and residue.

Office and Classroom Furniture and Woodwork: All office and classroom furniture, and woodwork shall be dusted and treated with dust cloths. There are to be no dust streaks. Corners, crevices, moldings, light switches and ledges should be free of dust. No oils, spots, or smudges on surfaces caused by dusting tools should be left behind. Telephone receivers shall be sanitized nightly.

Glass and Plastic Surfaces: All glass and plastic partitions are to be clean and free of dirt, grime, graffiti, dust, streaks, watermarks and spots, and shall not be cloudy.

Carpeted Walls: Carpeted walls shall be cleaned and maintained in accordance with the manufacturer's instructions attached hereto as Exhibit B.

INITIALS: lh & [Signature]
LESSOR GOVERNMENT

