

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
NO. 3

DATE

2/3/2012

TO LEASE NO. GS-04B-61818

THIS AGREEMENT, made and entered into this date by and between [REDACTED]

whose address is [REDACTED]

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 effective as of 12/1/11, as follows:

1. Part I, A - "Requirements" are amended to show the lease term as 12/1/11 through 11/30/21 with termination rights on or after 12/1/16 upon 60 days written notice by the Government.
2. Attachment J is amended in accordance with change orders reflected in SLA 2. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

Term	Annual Rent	Rate per RSF	Rate per OASF	Monthly
12/1/11 - 11/30/16	\$ 46,114.20	\$ 30.14	\$ 37.19	\$ 3,842.85
12/1/16 - 11/30/21	\$ 47,996.10	\$ 31.37	\$ 38.71	\$ 3,999.675

For the firm term, the Government's annual rental payment of \$46,114.20 (\$30.14 per RSF) based on 1,530 RSF/1,240 USF includes: annual shell rent of \$26,489.30 (\$17.31 per RSF), annual TI amortization of \$9,679.90 (6.33 PRSF) for \$44,892.63 T/I @ 3% for 5 years, and annual operating rent of \$9,945.00 (\$ 6.50 per RSF). No reserved surface parking spaces are required for the Small Business Administration however, 16 surface spaces are required on site or within one block of the offered building at no additional charge.

For the remaining term, the Government's annual rental payment of \$47,996.10 (\$31.37 per RSF) includes: annual shell rent of \$ 38,051.10 (\$24.87 per RSF), and annual operating rent of \$ 9,945.00 (\$6.50 per RSF) as adjusted by CPI. No reserved surface parking spaces are required for the Small Business Administration however, 16 surface spaces are required on site or within one block of the offered building at no additional charge.

3. The Tenant Improvement Allowance (T/I) is adjusted as follows:

The amount of change orders in SLA2 is \$2,535.57 which is in addition to the SLA 1 NTP in the amount of \$42,357.06 for a total T/I expenditure of \$44,892.63 (space build-out in Suite 201). \$44,892.43 shall be amortized in the rent at a 3% amortization rate. Therefore, the T/I rate is adjusted to reflect \$6.33 prsf for years 1-5.

4. The Lessor hereby waives restoration.

CONTINUED ON PAGE 2 OF 2
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: First Citizens Bank & Trust Company

BY [Signature]
(Signature)

Vice President
(Title)

IN THE PRESENCE OF
[Signature]
(Signature)

[REDACTED]
(Address)

UNITED STATES OF AMERICA
GLYNDA M. GRIEVE

BY [Signature]
(Signature)

Contracting Officer
General Services Administration
(Official Title)

