

SUPPLEMENTAL LEASE AGREEMENT 5/1/12

SUPPLEMENTAL LEASE AGREEMENT NO. 3 TO LEASE NO. GS-10B-07192 DATE 5/20/12 PAGE 1 of 2
BLDG NO. ID4394
ADDRESS OF PREMISES: 2631 Nez Perce Drive, Lewiston, ID 83501-4121

THIS AGREEMENT, made and entered into this date by and between **McFon, LLC**, whose address is: **202 26th Ave., Lewiston, ID 83501-4263**, hereinafter called the **Lessor**,

and the **UNITED STATES OF AMERICA**, hereafter called the **Government**:

WHEREAS, the parties hereto desire to amend the above Lease to document building cleaning and maintenance schedules.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **October 31, 2011** as follows:

Paragraph 4.8 of the SFO is amended to add section D:

D. The Lessor shall maintain the leased premises, including outside areas, in a clean condition and shall provide supplies and equipment for the term of the lease. The following schedule describes the level of services intended. Performance will be based on the Contracting Officer's evaluation of results, not the frequency or method of performance. Lessor and Government agree that all services are to be performed during normal business hours and that access to the premises may be limited by Government mission requirements.

1. Two Times a Week. Empty trash receptacles, sweep entrances, lobbies, and corridors. Spot sweep floors, and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub toilet rooms. Clean all toilet fixtures, and replenish toilet supplies. Dispose of all trash and garbage generated in or about the building. Wash Inside and out or steam clean cans use for collection of food remnants from snack bars and vending machines. Dust horizontal surfaces that are readily available and visibly require dusting. Spray buff resilient floors in main corridors, entrances, and lobbies. Clean elevators and escalators. Remove carpet stains. Police sidewalks, parking areas, and driveways. Sweep loading dock areas and platforms. Clean glass entry doors to the Government-demised area.
2. Two Times a Week. Sweep or vacuum stairs.
3. Weekly. Damp mop and spray buff all resilient floors in toilets and health units. Sweep sidewalks, parking areas, and driveways (weather permitting).
4. Every Two Weeks. Spray buff resilient floors in secondary corridors, entrance, and lobbies. Damp mop and spray buff hard and resilient floors in office space.

(CONTINUED ON PAGE 2)

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

LESSOR - **McFon, LLC**

SIGNATURE <i>Chester P. McCann</i>	NAME OF SIGNER Chester P. McCann
ADDRESS 202-26 Ave Lewiston ID 83501	

IN PRESENCE OF

SIGNATURE <i>Mike McCann</i>	NAME OF SIGNER Mike McCann
ADDRESS 202-26 Ave Lewiston ID 83501	

UNITED STATES OF AMERICA

SIGNATURE <i>Michael J. O'Brien</i>	NAME OF SIGNER MICHAEL J. O'BRIEN
	OFFICIAL TITLE CONTRACTING OFFICER

(CONTINUED FROM PAGE 1 OF 2)

4.8 D contd.

5. Monthly. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage space. Spot clean all wall surfaces within 70 inches of the floor.
6. Every Two Months. Damp wipe toilet wastepaper receptacles, stall partitions, doors, window sills, and frames. Shampoo entrance and elevator carpets.
7. Three Times a Year. Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Clean metal and marble surfaces in lobbies. Wet mop or scrub garages.
8. Twice a Year. Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in toilets. Strip and refinish main corridors and other heavy traffic areas.
9. Annually. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the building of 70 inches from the floor, including light fixtures. Vacuum all draperies in place. Strip and refinish floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean balconies, ledges, courts, areaways, and flat roofs.
10. Every Two Years. Shampoo carpets in all offices and other non-public areas.
11. Every Five Years. Dry dean or wash (as appropriate) all draperies.
12. As Required. Properly maintain plants and lawns. Remove snow and ice from entrances, exterior walks, and parking lots of the building by the beginning of the normal working hours and continuing throughout the day. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Replace worn floor coverings (this includes the moving and returning of furnishings). Provide and empty exterior ash cans and clean area of any discarded cigarette butts.
13. Control pests as appropriate, using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).

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

INITIALS: CBM & WR
Lessor Govt