

PS 0023759

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 2

DATE  
7/3/12

TO LEASE NO.  
GS-05B-18326

ADDRESS OF PREMISES 1530 American Way  
Suite 210, Greenwood, IN 46143-6478

THIS AGREEMENT, made and entered into this date by and between  
whose address is

TA Partners, LLC  
1530 American Way  
Suite 210  
Greenwood, IN 46143-6478

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended,  
effective June 14, 2012 as follows:

This Supplemental Lease Agreement (SLA) No. 2 is issued to reimburse the lessor, in a lump sum, for the overage of tenant improvements over and above the Federal Mediation and Conciliation Services' tenant improvement allowance of \$52,210.25 which will be amortized in the lease rental over 60 months per the design intent drawings. The total cost of buildout was \$91,754.00 with the Lessor's portion being \$33,085.01 leaving a balance of \$58,668.99 for the FMCS. A Notice to Proceed Letter was issued on 2/10/12 for NTE \$58,668.99 with FMCS required to pay the overage via an Reimbursable Work Authorization (RWA). The lump sum amount \$6,458.74 will be paid to the Lessor from an RWA provided by the tenant. The Lessor must provide GSA a copy of the invoice and send a certified invoice to GSA Finance. GSA will send a copy of this signed SLA and a receiving report to the same address for payment.

The above costs for alterations were found to be "fair and reasonable" based on an independent government cost estimate. The following paragraph is being added to the lease as Paragraph 22 of the original lease as follows:

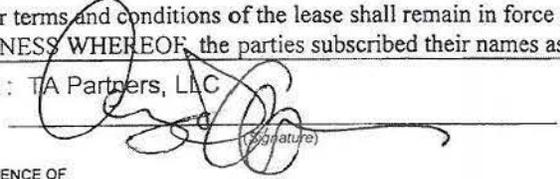
22. The Government shall pay \$6,458.74 for the completion of the initial space tenant alterations. This figure represents the overage of the tenant alterations that will be amortized in the lease rental rate. A walkthrough of the space and punchlist was created on 4/10/12 and the space was found ready for beneficial occupancy and rent commencement for 4/16/2012. The Lessor must submit its invoice directly to: GSA, Greater Southwest Finance Center (7BCP), P. O. Box 17181, Fort Worth, Texas 76102 or to the GSA Finance website at: WWW.FINANCE.GSA.GOV with a copy to the Contracting Officer. The invoice must include the following PDN number PS # 0023759 at the top of your invoice. The Lessor will provide a certified invoice to GSA Finance for his one-time lump sum payment for these drawings. The amount above reflects final payment for alterations.

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

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

LESSOR: TA Partners, LLC

BY



(Signature)

IN PRESENCE OF

\_\_\_\_\_

(witness signature)

MANAGER -  
1530 AMERICAN WAY #210  
GREENWOOD, IN 46143

(Title)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

PATRICIA A. BENDA

(Signature)

Contracting Officer

(Official Title)