

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
No. 1

DATE

5/10/11

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-04B-50026

ADDRESS OF PREMISES: 285 Black Gold Boulevard, Hazard, KY 41701.

THIS AGREEMENT, made and entered into this date by and between **Hoover Property Management #2, LLC**

whose address is: 13775 N. Nebraska Avenue
Tampa, FL 33613-3320

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 April 26, 2011, as follows:

1. The Tenant Improvement (T/I) allowance provided in the lease is \$326,489.92. We have reviewed the bids and this serves as a Notice to Proceed (NTP) to the low bidder for tenant improvements in the amount of \$326,489.92 for this project. This leaves an unused T/I balance of \$0.00.
2. The bid summary (pages 2-3) are attached and hereby made a part of the lease contract.

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

LESSOR

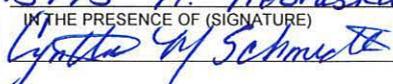
SIGNATURE  Hoover Property Management #2, LLC

NAME OF SIGNER Vin Hoover

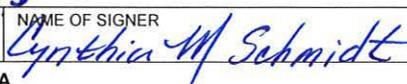
ADDRESS

13775 N. Nebraska Ave, Tampa FL 33613

IN THE PRESENCE OF (SIGNATURE)



NAME OF SIGNER



UNITED STATES OF AMERICA

SIGNATURE



NAME OF SIGNER

Shontise Mangham

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER

Tenant Improvement Bid Tabulation

Project: Hazard
 Location: 285 Black Gold Blvd, Hazard, Ky. 41701
 Contract Officer: Shontise Mangham

Date: April 27, 2011

Item #	CSI Code	Description	Company	T/I	2/28/2011	2/28/2011	3/9/2011; 3/22/2011 & 4/27/2011	Total	Comments
					TI Optional Adj	Adjusted TI Balance	TI Adjust		
		General Requirements				\$26,400.00			
1		Project Management/Quality Control	Wild Hog Construction				\$ (15,144.25)		
2		Permits/Inspections/Impact Fees							
3		Security System							
					\$ (5,263.08)				Reduction for deleting
6		Millwork	Harleywood Productions				\$ (1,650.00)		
		Wood Plastics/Composites					\$ 1,650.00		Correction to Bid
		Shower Accessories	Bella Vita Designs				\$ (995.00)		
6		Thermal/Moisture Protection					\$ 0.00		
7		Thermal/Moisture Protection			\$ -				
7		Thermal/Moisture Protection			\$ -				
8		Openings							
		Doors	DHOI						
8		Openings						\$ 0.00	
9		Drywall	Interior Installations		\$ (1,890.00)		\$ 500.00		Reducing wall height on category #3 Walls
9		Carpet & Tile	Bella Vita Designs		\$ (7,500.00)				Eliminating Marmoleum and substituting
9		Painting	Kretzer's Painting				\$ (736.00)		
9		Blinds	Campbell Designs						
10		Fencing	Hutton Works		\$ (44,312.00)				
		TI-Sprinkler Head Fit-Up	Landmark Sprinkler						
		Boot Wash	Wild Hog Construction						
15		HVAC	Amburgey Plumbing		\$ (7,619.00)				Substituting fewer larger units, and heat pump for furnace.

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2011
Govt.

Initials
Lessor

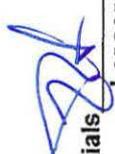
Tenant Improvement Bid Tabulation

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 Location: 285 Black Gold Blvd, Hazard, Ky. 41701
 Contract Officer: Shontise Mangham

Date: April 27, 2011

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					TI Optional Adj	Adjusted TI Balance	4/27/2011 TI Adjust		
15		Plumbing	Robert Williams Plumbing		\$ (2,500.00)				Changing gas water heater for 80 gallon electric.
16		Electrical	Arrow Electric		\$ (1,180.36)				Reduction for deleting power connections & furniture. Adding voice/data/electric outlets. Reduction for changes to HVAC.
					\$ 9,620.12				
					\$ (222.49)				
17		Architect's Fees	Arch Style, Inc		\$ 900.00				Changing plans for value engineering.

Total TI Construction Cost	\$	(59,966.81)	\$	288,450.18	\$	(16,375.25)	\$	272,074.93
General Condition (5%)								
Overhead/Profit (10% of Cost)								
Management Fee (5%)								
Total TI Cost	\$		\$	346,140.22	\$		\$	326,489.92
Interest				\$458.51				(\$0.00)
Total TI Cost	\$		\$	346,598.72	\$		\$	326,489.92
Total TI Budgeted per SFO				\$326,489.92				\$326,489.92
Total TI Overage				\$20,108.80				(\$0.00)

Initials  Lessor
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