

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO 1	TO LEASE NO GS-09B-02481	DATE 4/30/10	PAGE 1 of 2
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ADDRESS OF PREMISES
1404 Colorado Street, Boulder City, Nevada, 89005-2047-2451 RWD

THIS AGREEMENT, made and entered into this date by and between CUMMINS FAMILY TRUST 2005 and MICHAEL AND TERESA GIROUX

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 to establish date of beneficial occupancy of the Government leased space as of March 26, 2010, adjust tenant improvement allowance, and commence rental payments.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution of the Government as follows:

I. Paragraph 2. Term of this lease is amended as follows:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning March 26, 2010 through March 25, 2015. The lease term is for five (5) years, three (3) years firm, subject to termination and renewal rights as may be hereinafter set forth

II. Paragraph 14, Tenant Improvement Allowance is amended as follows:

"14. TENANT IMPROVEMENT ALLOWANCE: The final, actual Tenant Improvement Allowance has now been established. The Tenant Improvement Allowance of \$321,292.97 shall be amortized over the three (3) year firm term of the lease agreement at an interest rate (amortization rate) of 2.77% per year."

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

LESSOR

SIGNATURE <i>Michael J. Giroux</i>	NAME OF SIGNER Michael J. Giroux
ADDRESS 370 Claremont St. Boulder City, Nev. 89005	

IN PRESENCE OF

SIGNATURE <i>Carl Serota</i>	NAME OF SIGNER CARL SEROTA
ADDRESS [REDACTED]	

UNITED STATES OF AMERICA

SIGNATURE <i>R. Nimmo</i>	NAME OF SIGNER ROBERT W. NIMMO
	OFFICIAL TITLE OF SIGNER Lease C.O.