

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO. 1</b>	DATE <i>Oct. 21, 2010</i>
TO LEASE NO. <b>GS-07B-16703</b>		
ADDRESS OF PREMISES <b>1306 E. Central Boulevard</b> <b>Anadarko, OK 73005 - 4410</b>		
<p>THIS AGREEMENT, made and entered into this date by and between <b>Said M. Ibrahim</b></p> <p>Whose address is <span style="background-color: black; color: black;">[REDACTED]</span></p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>upon execution by the Government</u>, as follows: clarify the square footage leased to the Government, increase the annual rent to include tenant improvements to be amortized over the lease firm term, update the building common area factor, confirm the operating cost, provide a notice to proceed with tenant improvement buildout, and incorporate the approved Design Intent Drawings into the lease agreement.</p> <p>Paragraphs 1, 3, 7, 8, and 9 are deleted in their entirety and the following substituted therefore.</p> <p>1. The Lessor hereby leases to the Government the following described premises:  <u>A total of 2,475 rentable square feet (RSF) of office and related space, which yields 2,475 ANSI/BOMA Office Area square feet (USF) of space at Warrior Plaza, 1306 E. Central Boulevard., Anadarko, OK to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are eleven (11) onsite, surface parking spaces for exclusive use of Government employees and patrons. For the purposes of this lease, the Government shall only pay rent for the contracted square footage, which is 1,835 RSF/1,835 USF. The additional space is provided free of cost.</u></p> <p>3. The Government shall pay the Lessor annual rent of <u>\$44,574.30</u> at a rate of <u>\$3,714.53</u> per month in arrears. Rent for a lesser period shall be prorated. Rent payments shall be made via electronic funds transfer payable to: Said M. Ibrahim, <span style="background-color: black; color: black;">[REDACTED]</span></p> <p><b>All other terms and conditions of the lease shall remain in force and effect.</b></p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>LESSOR <b>Said M. Ibrahim</b></p> <p>BY <u><i>[Signature]</i></u> (Signature) _____ (Title)</p> <p>IN PRESENCE OF _____ (Address)</p> <p>_____ (Signature)</p> <p>UNITED STATES OF AMERICA          BY <u><i>[Signature]</i></u> (Signature) _____ (Official Title)  <b>CONTRACTING OFFICER</b>  <b>GENERAL SERVICES ADMINISTRATION</b>  <b>200 NW 4<sup>th</sup> Street, Oklahoma City, OK 73102</b></p>		

**Page 2 of SLA1 is hereby attached to and made a part of Lease GS-07B-16703**

7. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.00 (2,475 RSF / 2,475 USF).

8. In accordance with the SFO paragraph entitled *Operating Cost*, the escalation base is established at \$7.10 per RSF or \$13,028.50 per annum.

9. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the Government's percentage of occupancy, for tax purposes is established to be 9.18% (1,835 / 20,000).

Paragraphs 17 and 18 are added.

17. The Tenant Improvement Allowance is \$47,558.34, this amount shall be amortized through the rent for three (3) years at the rate of 5.5%. (\$17,232.80 annually)

18. Upon full execution by the Government, this SLA serves as the official Notice to Proceed for build-out of tenant improvements.

Buildout shall be in accordance to the SFO, the Government approved Design Intent Drawings (Attachment A, 5 pages) and GSA Technical Review comments (Attachment B, 2 pages) which are hereby attached and incorporated into this lease.

Buildout must be in compliance with all applicable local, state and federal codes, as well as the Solicitation for Offers (SFO). Should the above referenced codes or SFO contradict the Government approved Design Intent Drawings, the General Services Administration must be notified immediately.

INITIALS:

  
LESSOR

  
GOVT