

Supplemental Lease Agreement #2
LOK16907

208-224 N. Orchard
Stillwater, OK 74078-2925

1.) The Lessor and Government have agreed to reduce the amount of leased area from 37,257 ANSI/BOMA Office Area and 44,120 Rentable Square Footage (RSF) to 36,112 ANSI/BOMA Office Area and 42,765 RSF. The specific leased area the Government will release back to the Lessor is depicted and outlined on the attached Floor plan labeled Exhibit "A."

2.) The new Rent Schedule shall be as follows:

From **March 1, 2012** through **May 31, 2016** the total annual rental shall be **\$520,297.87** at the rate of **\$43,358.16** paid monthly in arrears. The total annual rent consists of Shell Rent of **\$310,901.55**, annual Operating Costs of **\$209,396.32** plus annual CPI adjustments as stated in the Solicitation for Offer, and there are no annual Tenant Improvement Amortization costs.

From **June 1, 2016** through **May 31, 2021** the total annual rent shall be **\$551,516.21** at the rate of **\$45,959.68** paid monthly in arrears. The total annual rent consists of Shell Rent of **\$342,119.89**, annual Operating Costs of **\$209,396.32** plus annual CPI adjustments as stated in the Solicitation for Offer, and there are no annual Tenant Improvement Amortization costs.

3.) The percentage of Occupancy is established at **58.802%** (42,765rsf / 72,727rsf)

4. The Base Operating Costs for this lease is established at **\$216,031.00** (4.896442 x 44,120)

5.) All other terms and conditions of the lease agreement shall remain in full force.

Gov't Initials



Lessor initials: _____