

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 11/15/2010
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TO LEASE NO. LUT14427

ADDRESS OF PREMISES **BOULEVARD OFFICE PARK**  
229 E. St. George Blvd  
St. George, Utah 84770-2190

THIS AGREEMENT, made and entered into this date by and between **COYOTE INVESTMENTS, LC** whose address is:  
243 E. St. George Blvd #200  
St George, Utah 84770-2999  
hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease, for Reconciliation of Lease agreement.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended,	November 15, 2010	As follows:
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**Paragraph 1, Second Sentence of the Lease is hereby amended with the following;**  
"A total of **2,215** rentable square feet (RSF) of office and related space, which yields **1,937** ANSI/BOMA Office Area square feet (USF) of space at the **Boulevard Office Park, 229 E. St. George Blvd, St George, Utah 84770-2190** to be used for such purposes as determined by the General Services Administration. Included in the rent are **2 structured parking spaces** for exclusive use of Government employees and patrons."

**Paragraph 2 of the Lease is hereby deleted in its entirety and replace with the following;**  
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **November 15, 2010** and continuing through **November 14, 2020**, subject to termination and renewal rights as may be hereinafter set forth."

**Paragraph 3 of the Lease is hereby deleted in its entirety and replace with the following;**  
"3. The Government shall pay the Lessor annual rent of **\$62,947.23** at the rate of **\$5,245.60** per month in arrears..."

TOTAL BLDG:	BASE	OP. EXP.	BASE TAX	TI's	ANNUAL RENT
11/15/2010-11/14/2015	\$29,238.00	\$10,698.45	\$2,658.00	\$20,352.78	\$62,947.23
11/15/2015-11/14/2020	\$29,238.00	\$10,698.45	\$2,658.00	\$0.00	\$42,594.45"

**Paragraph 4 of the Lease is hereby deleted in its entirety and replace with the following;**  
"1. The Government may terminate this lease in whole or in part at any time after **November 15, 2015** by giving at least **90 days'** notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

**Paragraph 7 of the Lease is hereby deleted in its entirety and replace with the following;**  
"7. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of **\$83,647.28** shall be amortized through the rent for 5 years at the rate of 8%. The total annual cost of Tenant Improvements for the amortization period shall be **\$20,352.78**."

**Paragraph 13 of the Lease is hereby added to the lease;**  
"13. Punch List: See the attached."

All other terms and conditions of the lease, including any and all Supplemental Lease Agreements thereto, shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

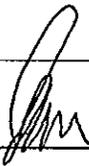
**LESSOR, BOULEVARD OFFICE PARK**  
*[Signature]*  
(Signature)  
IN PRESENCE OF  
*[Signature]*  
(Signature)  
*[Signature]*  
(Title)  
*[Address]*  
(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE, WYOMING/UTAH SERVICE CENTER.  
BY *[Signature]*  
Sylvia Marquez  
**CONTRACTING OFFICER**  
Leasing Contracting Officer

14. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 100%.

LESSOR

BY \_\_\_\_\_



(Initial)

UNITED STATES OF AMERICA

BY \_\_\_\_\_



(Initial)