

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

DATE

No. 2

10/18/10

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

BLDG N

GS-10B-07102

WA7986

ADDRESS OF PREMISES: 1420 Roosevelt
Mount. Vernon, WA 98273

THIS AGREEMENT, made and entered into this date by and between Mr. Glenn Kensmoe

Whose address is: [REDACTED]

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 said Lease is amended, effective April 1, 2010 as follows:

Supplemental Lease Agreement (SLA) Number 2 has been prepared to set the common area factor, tax base, operating cost base, and cost for vacant premises, restate the rental amount, and establish a lump sum credit due the Government for operating expenses paid by the Government that the lessor was supposed to provide per the lease. Therefore, Paragraph C, Blocks 5 and 6 are deleted in their entirety and replaced with the following. Paragraphs 10, 11, 12, 13, 14 are added.

Paragraph C, Block 5. Amount of Annual Rent. \$29,172.00

Paragraph C, Block 6. Rate Per Month. \$2,431.00

- 10. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.00.
- 11. In accordance with the SFO paragraph entitled Tax Adjustment, and pursuant to GSA Form 1217 Lessor's Annual Cost Statement, Base Real Estate Taxes are established at \$1,760.00 or \$1.46666 per RSF.
- 12. In accordance with the SFO paragraph entitled Operating Costs Base, the escalation base is established as \$9.74/RSF (\$11,691.80 per annum).
- 13. In accordance with the SFO paragraph entitled Adjustment for Vacant Premises, the adjustment is established as \$1.00/RSF for vacant space (rental reduction).
- 14. The Lessor agrees to a lump sum credit due to the Government in the amount of \$3,023.07 which will be withheld from the monthly rental payment. This amount is for the utilities paid by the Government which the lessor was responsible to supply at the beginning of the lease. Exhibit A is a reconciliation of the utilities paid by the Government for this space for the timeframe of April 2010 through July 2010.

ALL OTHER TERMS AND CONDITIONS OF THIS LEASE SHALL REMAIN IN FORCE UNLESS OTHERWISE AMENDED.

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

LESSOR

BY: Glenn W. Kensmoe (Signature) Owner (Title) 9/28/10

IN PRESENCE OF

Kelly Peak (Signature) [REDACTED] (Address)

UNITED STATES OF AMERICA

BY: Jessie Hinklein (Signature) CONTRACTING OFFICER (Official Title)
GENERAL SERVICES ADMINISTRATION