GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE DEC 20 2011
	LEASE NO. GS-09B-02604	

ADDRESS OF PREMISES: 1 Utulei Road, Pago Pago, AS 96799-0000

THIS AGREEMENT, made and entered into this date by and between **American Samoa Government Employees Retirement Fund**

whose address is: 1 Utulei Road, Pago Pago, AS 96799-0000

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 issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.

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

Paragraphs 18, 19 and 20 are hereby added:

18. NOTICE TO PROCEED
Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed (NTP) is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed $294,513.00, inclusive of all management fees, architectural fees and applicable taxes.

19. The total cost for Tenant Improvements in the amount of $294,513.00 exceeds the tenant improvement allowance of $160,713.74 (2,496 ABOA SF * 64.388517/ABOA SF), which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of $133,799.26. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.7F of the Solicitation for Offers, incorporated and made a part of the Lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of $133,799.26 pursuant to Paragraph 20, herein. The Lessor hereby waives restoration as a result of all improvements.

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

LESSOR: American Samoa Government Employees Retirement Fund

BY _____ (Signature) FILISOUAIGA TAAFUA, (Print Name and Official title) EXECUTIVE DIRECTOR

IN PRESENCE OF:

_____ (Signature) CAROLINE WENDT ASST. EXEC. DIRECTOR (Print Name and Official title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service

BY _____ (Signature) Contracting Officer (Official title)