GSA

GSA Public Buildings Service

Supplemental Lease Agreement
Number 4

Lease Number:	GS-09B-02572	Date:	4/27/2012

2255 West Ina Road, Tucson, AZ 85741-2650

THIS AGREEMENT, made and entered into this date by and between **SIERRA BRAVO PROPERTIES, LLC, an Arizona Limited Liability Company**

whose address is 6341 W. Trails End Road, Tucson, AZ 85745-9636,

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 authorize Tenant Improvement Change Orders.

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 28 & 29 are deleted in their entirety and replaced as follows:

28. This SLA records the Notice to Proceed with Tenant Improvements for the Third (3rd) floor only of the approved drawings dated August 30, 2011. The cost identified herein is for the tenant improvement costs for the Third (3rd) floor only, consisting of 15,922 RSF/14,475 ANSI/BOMA square feet. Lessor agrees to complete Tenant Improvements for the third (3rd) floor only, in accordance with all terms and conditions of the Lease and Government reviewed Construction Documents for a total cost of [redacted]. $446,721.66 ($30.8616/ABOA) is amortized in the rent as stated in lease paragraph 17 at a rate of 7.0% over the term of the Lease. The Government shall make a lump sum payment for the remaining **$497,617.10** of Tenant Improvement costs per Lease paragraph 29. No additional payments for Tenant Improvements shall be paid unless it is a Change Order approved by the Contracting Officer with a Supplement Lease Agreement."

29. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum Payment, one original and one copy of the invoice for the Lump Sum Payment. Lessor shall contact the GSA Contracting Officer for the "PS Number," which must be annotated on the invoice. The original invoice, in an amount not to exceed **$497,617.10,** shall be submitted via the GSA Finance website at **www.finance.gsa.gov**.

A copy of the invoice shall be simultaneously submitted to GSA at:

GSA, Real Estate Division
401 W. Washington St., Suite 170 (SPC 25)
Phoenix, AZ 85003

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Gov't & Lessor

Form 276

Paragraph 30 is added as follows:

30. The following Change Orders are authorized by the Government and included in the lump sum invoice total cost in Paragraph 29:

C.O. #	Date Authorized	Description	Amount
NA	**11/01/2011**	**Lump sum cost at Notice to Proceed**	[redacted]
1-T	Upon Execution of SLA 4	Add 23 steel parking covers with lighting and conduit with power for future [redacted]	[redacted]
2-T	Upon Execution of SLA 4	Construct an additional private office	[redacted]
12-T	Upon Execution of SLA 4	Add [redacted] for window configuration	[redacted]
17-T	Upon Execution of SLA 4	Add [redacted]	[redacted]
18-T	Upon Execution of SLA 4	Add roof access ladder for antenna access	[redacted]
23-T	Upon Execution of SLA 4	Add required Fire Extinguishers	[redacted]
24-T	Upon Execution of SLA 4	Add [redacted]	[redacted]
25-T	Upon Execution of SLA 4	Add full appliance package	[redacted]
28-T	Upon Execution of SLA 4	Add [redacted]	[redacted]
31-T	Upon Execution of SLA 4	Add garbage disposal	[redacted]
48-T	Upon Execution of SLA 4	Add locker room benches	[redacted]
		Total Cost for Change Orders	**$83,283.76**
		Total Lump Sum Payment per Paragraph 29	**$497,617.10**

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: **Sierra Bravo Properties, LLC, an Arizona Limited Liability Company**.

By _____ (Signature) general manager (Title)

In Presence of _____ (Signature) 2255 W. Ina Rd Tucson 85745 (Address)

United States Of America, General Services Administration, Public Buildings Service.

_____ (Signature) CONTRACTING OFFICER (Official Title)