GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 5-8-2012
	TO LEASE NO. GS-09B-02947	

ADDRESS OF PREMISES: 870 W. Shell Road, Nogales, Arizona 85621

THIS AGREEMENT, made and entered into this date by and between Sonora Properties, LLC

whose address is 7980 N. Christie Drive
Tucson, Arizona 85718

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 establish beneficial occupancy and amend the termination rights.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective May 1, 2012, as follows:

The TO HAVE AND TO HOLD Paragraph on page 1 of the Lease and Paragraph 1.05of the Lease are hereby deleted in their entirety and replaced as follows."

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning **May 1, 2012** and continuing through **April 30, 2022**, subject to the termination and renewal rights, as may be hereinafter set forth, to be used for such purposes as determined by the GSA."

1.05. The Government may terminate this Lease, in whole or in parts, at any time effective after **April 30, 2017** by providing not less than **60** days prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No Rental shall accrue after the effective date of termination.

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

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

LESSOR: **Sonora Properties, LLC**

BY _____ (*Signature*) MANAGING MEMBER (*Title*)

IN THE PRESENCE OF

_____ Witness (*Signature*) MEMBER (*Title*)

UNITED STATES OF AMERICA: **GENERAL SERVICES ADMINISTRATION**

BY _____ (*Signature*) _____ (*Title*) CONTRACTING OFFICER