SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
1	GS-09B-02531	12/8/2011	1 of 2

ADDRESS OF PREMISES
3403 Tenth Street, Riverside CA 92501

THIS AGREEMENT, made and entered into this date by and between County of Riverside, a political division of the State of California.

whose address is 3~~403 TENTH STREET, SUITE 500~~ 3133 Mission Inn Ave
RIVERSIDE, CA ~~92504~~ 92507

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 and provide for Lump Sum Payment for a portion of the tenant improvement costs.

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

I. 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 is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost **not to exceed $1,356,240**, inclusive of all management and architectural fees. Any changes in scope and cost must be approved by the Contracting Officer and will be memorialized by a supplemental lease agreement.

II. The Government and Lessor agree that the amount of **$695,748.60** shall be amortized into the rent over the 5-year firm term at an interest rate of 3.25% per year. Upon completion and acceptance of space, rent shall adjust accordingly.

III. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a Lump Sum Payment in the amount of **$660,491.40**, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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

LESSOR

SIGNATURE	NAME OF SIGNER
Bob Buster	Bob Buster, Chairman
ADDRESS	

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
[illegible], Deputy for	Kecia Harper-Ihem, Clerk of the Board
ADDRESS	

UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER
[illegible]	Linda Luong
	OFFICIAL TITLE OF SIGNER: Lease Contracting Officer

AUTHORIZED FOR LOCAL REPRODUCTION
Previous edition is not usable

GSA FORM 276 (REV. 8/2006)

DEC 06 2011 3:16

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: CHRISTINA DOLAN, GSA CONTRACTING OFFICER
300 N. Los Angeles Street, Suite 4100
Los Angeles, CA 90012

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # [redacted]

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: [signature]

APPROVED AS TO FORM:
Pamela J. Walls
County Counsel

By: Synthia M. Gunzel
Synthia M. Gunzel
Deputy

INITIALS: _____ & _____
LESSOR GOV'T