

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

**SUPPLEMENTAL
LEASE AGREEMENT
NO. 1**

DATE 5/27/2011

To Lease No. LSD14416
Building No. SD1390

ADDRESS OF PREMISES: Hyde Building
101 Pierre St
Pierre, SD 57501-2418

THIS AGREEMENT, made and entered into this date by and between **PIERCAP, LLC**
whose address is 223 E Capitol Ave
Pierre, SD 57501-3106

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

Whereas, the parties hereto desire to amend the above as follows:

Now, therefore, the parties for the consideration hereinafter mentioned agree that the Lease is amended, effective upon execution by the Government as follows:

To establish the amended square footage of this lease and the subsequent change in annual rent, Standard Form 2 (SF2) Paragraphs 1 2, 3, 12, and 13 shall be deleted and replaced with the following:

1. The Lessor hereby leases to the Government the following described premises:

A total of 6,037 Rentable Square Feet (RSF), yielding 4,862 ANSI/BOMA area of office and related space on the 3rd Floor together with one(1) on-site reserved parking space located at:

Hyde Building
101 Pierre St
Pierre, SD 57501-2418

to be used for such purposes as may be determined by the Government.

2. **TO HAVE AND TO HOLD** the said Premises with their appurtenances for a term of ten (10) years from May 27, 2011, through May 31, 2021, subject to termination rights as set forth elsewhere in the lease.

3. The Government shall pay the Lessor, commencing on the Commencement Date, annual rent as follows:

Upon beneficial occupancy by the Government, Annual Rent of \$191,290.79, at the rate of \$15,840.90 per month in arrears for base year.

Annual Rent consists of three (3) components:

- a. **Shell Rent.** Shell Rental Rate is \$109,873.40 or \$18.20 per RSF, at the rate of \$9,156.12 per month, for years 1 through 5. For years 6 through 10, the Shell Rental Rate is \$127,441.07 or \$21.11 per RSF, at the rate of \$10,620.09 per month. Shell Rental Rate includes base year share of annual Real Estate Taxes which is \$833.00 or \$.14 per RSF. All parking costs are also included.
- b. **Base Operating Costs.** Base year services cost is \$24,872.44 or \$4.12 per RSF, at the rate of \$2,072.70 per month.
- c. **Amortized Tenant Improvement.** Annual amortized TI rental is \$56,544.95 or \$9.37 per RSF at the rate of \$4,712.08 per month, for years 1 through 5.

Rent for a lesser period shall be prorated. Rent shall be payable through Electronic Fund Transfer (EFT) to:



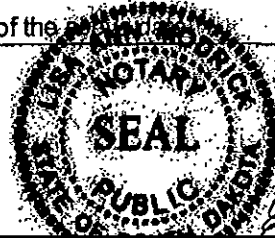
Piercap, LLC
223 E Capitol Ave
Pierre, SD 57501-3106

12. Pursuant to Paragraph 4.2, Tax Adjustment (Aug 2008), for the purpose of this lease, the Government's percentage of occupancy as of the date hereof is 33.5% based upon occupancy of 6,037 Rentable Square Feet in a building with a total of 18,000 RSF. This percentage shall be subject to adjustment to take into consideration additions or reductions of the amount of space as may be contemplated in this lease or amendments hereto.

13. Pursuant to SFO Paragraph 4.3, Operating Costs (Aug 2008), the base for operating costs adjustment is established as \$24,872.44 or \$4.12 per rentable square foot per annum.

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

_____ subscribed their names as of the _____



IN THE PRESENCE OF (witnessed by)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION

CONTRACTING OFFICER
(Official Title)

WRENDA J. P. VICKSHEET