

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 1

DATE 9/21/2010

TO LEASE NO. GS-08P-14216

ADDRESS OF PREMISES MCA Commerce Park
425 North 2150 West, # 4
Cedar City, Utah 84721

THIS AGREEMENT, made and entered into this date by and between MCA Properties, LLC whose address is:
427 N 2150 W, Suite #3
Cedar City, Utah 84721-0651

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease, for Reconciliation of Lease agreement.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended,

September 21, 2010

As follows:

Paragraph 1, Second Sentence of the Lease is hereby amended with the following;

"A total of 6,968 rentable square feet (RSF) of office/warehouse/wareyard related space, which yields 6,834 ANSL/BOMA Office Area square feet (USF) of space. This space will consist of 1,568 rentable square feet of office space, 1,900 rentable square feet of warehouse space, and 3,500 rentable square feet of wareyard space..."

Paragraph 2 of the Lease is hereby deleted in its entirety and replace with the following;

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 21, 2010 and continuing through September 20, 2020, subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 3 of the Lease is hereby deleted in its entirety and replace with the following;

"3. The Government shall pay the Lessor annual rent of \$65,563.78 at the rate of \$5,463.65 per month in arrears..."

TOTAL BLDG:	BASE	OP. EXP.	BASE TAX	TI's	ANNUAL RENT
9/21/2010-9/20/2015	\$38,789.28	\$13,378.56	\$5,853.12	\$7,542.82	\$65,563.78
9/21/2015-9/20/2020	\$38,789.28	\$13,378.56	\$5,853.12	\$0.00	\$58,020.96"

Paragraph 4 of the Lease is hereby deleted in its entirety and replace with the following;

"1. The Government may terminate this lease in whole or in part at any time on or after September 20, 2015 by giving at least 90 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

Paragraph 11 of the Lease is hereby deleted in its entirety and replace with the following;

"11. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.01 (6,968 RSF/6,834 USF)."

Paragraph 14 of the Lease is hereby Added;

"14. Punch List: Please see the attached."

Paragraph 1.1, Amount and type of Space, Section B., first sentence of the Solicitation for Offers is hereby deleted in its entirety and replace with the following;

"The Government requires 12 surface parking space."

Paragraph 11.4, Special Requirements, Second Paragraph, first sentence of the Solicitation for Offers is hereby amended with the following;

"Provide and install one stainless steel acid resistant single bowl sink with base cabinet and hot and cold dual controlled faucet and overhead cabinet. The sink is to measure 15" by 17 and 1/2" and 12" deep..."

INITIALS:


LESSOR


UNITED STATES OF AMERICA

Paragraph 11.6, Special Requirements, Second Paragraph, Second sentence of the Solicitation for Offers is hereby deleted in its entirety and replace with the following;

"At least two deadbolt locking metal entry/exit doors and one large roll-up door (18' x 10')..."

All other terms and conditions of the lease, including any and all Supplemental Lease Agreements thereto, shall remain in force and effect. IN WITNESS
names as of the above date.

LC

Owner

(Title)

UNITED STATES OF AMERICA, DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE,
WYOMING/UTAH SERVICE CENTER.

CONTRACTING OFFICER
Leasing Contracting Officer