

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO: 2

DATE:

TO LEASE NO. LUT14445

ADDRESS OF PREMISES: Uintah County Public Safety Complex  
641 East 300 South  
Vernal, UT 84078-2126

THIS AGREEMENT, made and entered into this date by and between:

whose address is: Uintah County  
152 East 100 North  
Vernal, UT 84708-2126

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 amend the square footage, establish the rent breakdown, revise the attachments to the lease, establish the tenant improvements amortized into the rent, establish the common area factor, revise the commission and commission credit, to document changes to agency's scope of work, and establish the total tenant improvement costs and costs for the lump sum items due to the Lessor.

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

Paragraph 1, 2 and 3 are hereby deleted in their entirety and the following substituted therefore:

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

A total of 1,680 rentable square feet (RSF) of office and related space, which yields 1,680 ANSI/BOMA Office Area square feet (USF) of space on the third (3<sup>rd</sup>) floor at the Uintah County Public Safety Complex, 641 East South, Vernal, UT 84078-2126 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are two (2) onsite parking spaces for exclusive use of Government employees and patrons."

\*2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on December 1, 2011 and continuing through November 30, 2026 subject to termination and renewal rights as may be hereinafter set forth."  
(Continued on next page)

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: Uintah County [Redacted]  
[Redacted]  
IN PRESENCE OF [Redacted]  
[Redacted]

Uintah County Commission Chair  
(Title)

152 E. 100 N. Vernal, UT 84078  
(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE, MOUNTAIN PLAINS SERVICE CENTER

BY [Redacted]  
Amy [Redacted]

CONTRACTING OFFICER  
(Official Title)

NRB  
Lessor Initials

CJW  
Gov't Initials

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3. The Government shall pay the Lessor annual rent of:

<b>Rent Breakdown (Years 1 - 10)</b>	<b>Per RSF</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>
Shell Rent	\$19.50	\$32,760.00	\$2,730.00
Operating Cost	\$4.58	\$7,694.40	\$641.20
Amortization of TI	\$5.34	\$8,979.57	\$748.30
Full Service Rent	\$29.42	\$49,433.97	\$4,119.50

<b>Rent Breakdown (Years 11 - 15)</b>	<b>Per RSF</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>
Shell Rent	\$19.50	\$32,760.00	\$2,730.00
Operating Cost	\$4.58	\$7,694.40	\$641.20
Amortization of TI	\$0.00	\$0.00	\$0.00
Full Service Rent	\$24.08	\$40,454.40	\$3,371.20

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

UINTAH COUNTY  
152 EAST 100 NORTH  
VERNAL, UT 84078-2126

ARB  
Lessor Initials

CAW  
Gov't Initials