

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

Date
July 25, 2011

3

TO LEASE NO.

LUT14557

ADDRESS OF PREMISES:

245 North Jimmy Doolittle Road
Salt Lake City, UT 84116-3730

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

KQM, LLC

Tal Malouf
11242 S. Brandon Park Dr
Sandy, UT 84092-5241

whose address is:

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government;

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

lease is amended, effective

August 1, 2011

As follows.

This SLA is issued to extend the expiration date for this lease and modify the following paragraphs:

I. Paragraph 1 of the Lease shall be deleted in its entirety and replaced with the following:

"1. The Government shall add \$30,273.85 in Tenant Improvements to be completed within 30 working days from the Government's Notice to Proceed. The exact cost of the tenant improvements (\$30,273.85) shall be amortized into the remaining firm term of the lease starting August 1, 2011 for a period of 50 months at 7% interest."

II. Paragraph 4 of the Lease shall be deleted in its entirety and replaced with the following:

"4. Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated. Please see the following rental schedule:"

Months	Annual Shell	Tenant Improvement Allowance*	Total Annual Rent
10/1/2010-7/31/2011	\$ 71,400.00	\$ 0.00	\$ 71,400.00
8/1/2011-9/30/2015	\$ 71,400.00	\$ 8,397.77	\$ 79,797.77
10/1/2015-9/30/2020	\$ 71,400.00	\$ 0.00	\$ 71,400.00

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, KQM, LLC

[Redacted Signature]

Managing Member
(Title)

[Redacted Signature]

Step Son
(Title)

S ADMINISTRATION

CONTRACTING OFFICER
(Official Title)