

01/13/2010
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GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 2

DATE 12/1/2010

(12-13-2010)
288

TO LEASE NO. LWY14404

ADDRESS OF PREMISES
YELLOWSTONE REGIONAL AIRPORT
2101 RODGER SEDAM DR
CODY, WYOMING 82414-2748

THIS AGREEMENT, made and entered into this date by and between YELLOWSTONE REGIONAL AIRPORT whose address is:

3001 Duggleby Dr

Cody, Wyoming 82414-2748

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,

December 1, 2010

As follows:

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 December 1, 2010 and continuing through November 30, 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 \$45,340.32 at the rate of \$3,778.36 per month in arrears..."

TOTAL BLDG:	BASE	OP. EXP.	TI's	ANNUAL RENT
12/1/2010-11/30/2015	\$33,060.00	\$5,565.00	\$6,715.32	\$45,340.32
12/1/2015-11/30/2020	\$38,019.00	\$6,399.75	\$0.00	\$44,418.75"

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 November 30, 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 7 of the Lease is hereby deleted in its entirety and replace with the following:

"7. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the amount of \$27,927.52 shall be amortized through the rent for 5 years at a rate of 7.5% (annual rate of \$6,715.32). Tenant Improvements in the amount of \$39,930.48 shall be paid via RWA as indicated in SLA #1. Total Tenant Improvements shall consist of \$60,777.59."

Paragraph 14 of the Lease is hereby Added;

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

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

REGIONAL AIRPORT

[Redacted Signature]

(Signature)

Airport Manager
(Title)

[Redacted Signature]

(Signature)

P.O. Box 2748 Cody, WY 82414
(Address)

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

[Redacted Signature]

CONTRACTING OFFICER
Leasing Contracting Officer