

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-03191	DATE 10/9/14	PAGE 1 of 2
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ADDRESS OF PREMISES

750 WEST CENTURY STREET, SANTA MARIA, CA 93455-1222

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

WALTER BROS CONSTRUCTION CO INC

whose address is

3220 S HIGUERA STREET, STE 301

SAN LUIS OBISPO, CA 93401-6987

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 issue a Notice to Proceed; order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.

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

Paragraphs 20 and 21 are hereby added:

"20. NOTICE TO PROCEED

Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements at a total cost **not to exceed \$1,837,130.65** inclusive of all management and architectural fees."

Continued on Sheet No. 1

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGN [REDACTED]	NAME OF SIGNER Donald C Walter
ADDRESS 3220 S Higuera St. San Luis Obispo CA 93401	
IN PRESENCE OF	
SIGNA [REDACTED]	NAME OF SIGNER Patty Takhvar
ADDRESS San Luis Obispo CA 93401	
UNITED STATES OF AMERICA	
[REDACTED]	NAME OF SIGNER Megan M. Stefani
[REDACTED]	OFFICIAL TITLE OF SIGNER contracting officer

**SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA)
NO. 1 TO LEASE #GS-09B-03191**

"21 TENANT IMPROVEMENT BALANCE

The total cost for Tenant Improvements is not to exceed **\$1,837,130.65** as set forth in paragraph 20. **\$398,902.32** of the total amount will be amortized into the rent as set forth in paragraph 14. The Government hereby orders the balance of **\$1,438,228.33**.

Upon completion, inspection, and acceptance of space, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount not to exceed **\$1,438,228.33** shall be submitted via the GSA Finance website at: <https://finance3.gsa.gov/webVendors/>.

A copy of the Invoice shall be simultaneously submitted to the Leasing Specialist at:

GSA, Real Estate Division
Attention: Xitlaly Aranda
50 United Nations Plaza, Room 2255
San Francisco, CA 94102

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- Annotation of GSA PS Number (will be sent after Government executes this Lease Amendment)"

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

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INITIALS:

 
GOVERNMENT & LESSOR