

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4 TO LEASE NO. GS-10B-07214 DATE 5/19/11 PAGE 1 of 1

ADDRESS OF PREMISES
OMNI Business Center, 275 S. 5th Ave., Pocatello, ID 83201

THIS AGREEMENT, made and entered into this date by and between 5D, LLC

whose address is 315 S 5TH AVE
POCATELLO, ID 83201-5857

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 establish beneficial occupancy, to amend rent periods accordingly and to correct the Lessor's name and address.

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

I. Part II, Section B. "TERM" is hereby deleted in its entirety and replaced as follows:

To have and to hold, for the term commencing on **May 11, 2011** and continuing through **May 10, 2021** inclusive. The Government may terminate this lease in whole or in part at any time on or after **May 11, 2016** by giving at least **90** days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

II. Attachment Sheet Number 1 to Solicitation 7ID2133 paragraphs 1 and 2 are hereby deleted in their entirety and replaced as follows:

- Rental Rate - Pursuant to Part 2, Section C, Blocks 5 and 6 of the GSA Form 3626, *Amount of Annual Rent and Rate per Month*, the amounts payable on 1,481 ANSI/BOMA Rentable Area is as follows:

Rent Period ¹	Shell Rent	Operating Rent ²	TI Amortization	Annual Rent	Monthly Rent
05/11/11 - 05/10/16	\$19,519.58	\$3,509.97	\$9,473.51	\$32,503.06	\$2,708.59
05/11/16 - 05/10/21	\$19,519.58	\$3,509.97	\$0.00	\$23,029.55	\$1,919.13

¹Rent for the period of 05/11/11 through 08/10/11 is adjusted pursuant to Paragraph 2 below.

²Operating Rent broken out for purposes of calculating Shell Rent for application of Commission Credit in Section 2 below. This is a Gross Lease with no adjustments to Operating Costs or Real Estate Taxes.

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

LESSOR

SIGNATURE [Signature] NAME OF SIGNER David N. Hermansen
ADDRESS PO Box 1692 Pocatello, ID 83204

IN PRESENCE OF

SIGNATURE [Signature] NAME OF SIGNER Emily Erickson
ADDRESS PO Box 1692 Pocatello, ID 83204

UNITED STATES OF AMERICA

SIGNATURE [Signature] NAME OF SIGNER
OFFICIAL TITLE OF SIGNER

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

5D, LLC
315 S 5TH AVE
POCATELLO, ID 83201-5857

2. Adjusted Monthly Rent Payments (Application of Commission Credit) - The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per the section of the Attachment to RFLP entitled Broker Commission and Commission Credit. The monthly shell rent is [REDACTED] and the full commission is [REDACTED] calculated as follows:

$$\begin{aligned} \$32,503.06 \text{ (annual rent)} \times 5 \text{ years (firm term)} &= \$162,515.30 \\ \$162,515.30 \times [REDACTED] \text{ (commission rate)} &= [REDACTED] \end{aligned}$$

$$\begin{aligned} \text{GSA Commission Credit: } [REDACTED] \times [REDACTED] &= [REDACTED] \\ \text{Studley/LaBonde Commission: } [REDACTED] \times [REDACTED] &= [REDACTED] \end{aligned}$$

The monthly rent adjusted for the GSA commission credit of \$2,510.86 is as follows:

<u>Scheduled Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Monthly Shell Rent</u>	<u>Commission Credit</u>	<u>Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
05/11/11 – 06/10/11	\$2,708.59	\$1,626.63	[REDACTED]	[REDACTED]	[REDACTED]
06/11/11 – 07/10/11	\$2,708.59	\$1,626.63	[REDACTED]	\$0.00	[REDACTED]
07/11/11 – 08/10/11	\$2,708.59	\$1,626.63	\$ 0.00	\$0.00	\$2,708.59

- III. The name and address appearing in Part II, Section C "RENTAL", Paragraph 9a. is hereby deleted in its entirety and replaced as follows:

5D, LLC
315 S 5th Ave
Pocatello, ID 83201-5857

All other terms and conditions remain in full force and effect.

INITIALS: LESSOR GOVT