




1. The actual total cost of the tenant improvements associated with the construction of the Government's leased space is \$563,640.00. Of this amount, \$560,146.00 is amortized as part of the annual rental described in Paragraph 2 of Supplemental Lease Agreement #1. The Government shall reimburse the Lessor in a one-time lump-sum payment in the amount of \$3,494.00, which is the difference between the total cost of the tenant improvements set forth above and the tenant improvement allowance amortized into the rent and includes the change orders (\$14,490.00) as described in Attachment 1 to this Supplemental Lease Agreement.
2. The Government shall pay the Lessor, upon receipt of a proper invoice, a one-time lump sum payment in the amount of \$3,494.00. This payment is the difference between the total cost of the tenant improvements set forth in Paragraph 1 above and the tenant improvement allowance amortized in the rent. The Lessor (Star Properties of Binghamton LLC) shall submit one (1) invoice in the amount of \$3,494.00 to: U.S. General Services Administration, Finance Division – 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181 with the following **PD number: PS0019080** prominently displayed as a reference on the invoice.
3. The term of the Lease, together with the rental payments set forth in Supplemental Lease Agreement #1 shall commence on September 21, 2010 and shall continue through September 20, 2020 subject to termination rights as set forth in the Lease.
5. The Lessor shall be required to maintain and repair all items furnished and installed as part of this Supplemental Lease Agreement in accordance with the provisions of the Lease and in the same manner as all other tenant improvements provided by the Lessor under the Lease.
6. Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

  
\_\_\_\_\_  
Lessor

  
\_\_\_\_\_  
Government