

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <div style="font-size: 1.2em; color: blue;">5/10/11</div>
TO LEASE NO. GS-04B-50026		
ADDRESS OF PREMISES: 285 Black Gold Boulevard, Hazard, KY 41701.		
THIS AGREEMENT, made and entered into this date by and between Hoover Property Management #2, LLC whose address is: 13775 N. Nebraska Avenue Tampa, FL 33613-3320 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>April 26, 2011</u> , as follows:		
<ol style="list-style-type: none"> 1. The Tenant Improvement (T/I) allowance provided in the lease is \$326,489.92. We have reviewed the bids and this serves as a Notice to Proceed (NTP) to the low bidder for tenant improvements in the amount of \$326,489.92 for this project. This leaves an unused T/I balance of \$0.00. 2. The bid summary (pages 2-3) are attached and hereby made a part of the lease contract. 		
All other terms and conditions of the lease shall remain in force and effect.		
LESSOR		
SIGNATURE Hoover Property Management #2, LLC	NAME OF SIGNER Vin Hoover	
ADDRESS <div style="font-size: 1.1em; color: blue;">13775 N. Nebraska Ave, Tampa FL 33613</div>		
IN THE PRESENCE OF (SIGNATURE)		
UNITED STATES OF AMERICA		
SIGNATURE	NAME OF SIGNER Shontise Mangham	
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER		

Tenant Improvement Bid Tabulation

Project: Hazard
 Location: 285 Black Gold Blvd, Hazard, Ky. 41701
 Contract Officer: Shontise Mangham

Date:
 April 27, 2011

Item #	CSI Code	Description	Company	T/I	2/28/2011	2/28/2011	3/9/2011; 3/22/2011 & 4/27/2011	Total	Comments
					TI Optional Adj	Adjusted TI Balance	TI Adjust		
		General Requirements				\$26,400.00			
1		Project Management/Quality Control	Wild Hog Construction				\$ (15,144.25)		
2		Permits/Inspections/Impact Fees							
3		Security System							
					\$ (5,263.08)				Reduction for deleting
6		Wood/Plastics/Composites							
		Millwork	Harleywood Productions				\$ (1,650.00)		
							\$ 1,650.00		
							\$ (995.00)		Correction to Bid
6		Wood/Plastics/Composites							
		Shower Accessories	Bella Vita Designs						
6		Thermal/Moisture Protection						\$0.00	
7		Thermal/Moisture Protection			\$ -				
7		Thermal/Moisture Protection			\$ -			\$0.00	
8		Openings							
		Doors	DHOI						
8		Openings						\$0.00	
9		Finishes							
		Drywall	Interior Installations		\$ (1,890.00)		\$ 500.00		Reducing wall height on category #3 Walls
9		Finishes							
		Carpet & Tile	Bella Vita Designs		\$ (7,500.00)				Eliminating Marmoleum and substituting
9		Finishes							
		Painting	Kretzer's Painting				\$ (736.00)		
9		Finishes							
		Blinds	Campbell Designs						
10		Specialties							
		Fencing	Hutton Works		\$ (44,312.00)				
		TI-Sprinkler Head Fit-Up	Landmark Sprinkler						
		Boot Wash	Wild Hog Construction						
15		Weathermaker Air Conditioning							
		HVAC	Amburgey Plumbing		\$ (7,619.00)				Substituting fewer larger units, and heat pump for furnace.

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Govt.
 Lessor
 Initials

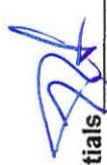
Tenant Improvement Bid Tabulation

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					TI Optional Adj	Adjusted TI Balance	4/27/2011 TI Adjust		
15		Plumbing	Robert Williams Plumbing		\$ (2,500.00)				Changing gas water heater for 80 gallon electric.
16		Electrical	Arrow Electric		\$ (1,180.36)				Reduction for deleting power connections & furniture.
					\$ 9,620.12				Adding voice/data/electric outlets.
					\$ (222.49)				Reduction for changes to HVAC.
17		Architect's Fees	Arch Style, Inc		\$ 900.00				Changing plans for value engineering.

Total TI Construction Cost	\$	(59,966.81)	\$	288,450.18	\$	(16,375.25)	\$	272,074.93
General Condition (5%)								
Overhead/Profit (10% of Cost)								
Management Fee (5%)								
Total TI Cost			\$	346,140.22			\$	326,489.92
Interest				\$458.51				(\$0.00)
Total TI Cost			\$	346,598.72			\$	326,489.92
Total TI Budgeted per SFO				\$326,489.92				\$326,489.92
Total TI Overage				\$20,108.80				(\$0.00)

Initials  Lessor
 Govt. 