

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO. 2

DATE
08/07/12

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS-04B-61176

ADDRESS OF PREMISES 334 Main Street
Pikeville, KY 41501-1162

THIS AGREEMENT, made and entered into this day by and between **Branch Banking and Trust Company.**

whose address is 2400 Reynolda Road
2nd Floor
Winston-Salem, NC 27106-3110

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 8/7/2012, as follows:

The purpose of this Supplemental Lease Agreement is to establish the negotiated Tenant Improvement allowance. The lease is amended as follows:

The Tenant Improvements allowance (total expenditure) is \$104,190, amortized at 6% over 60 months.
TI expenditures by agency:

(9,012 RSF/7,836 USF)-\$70,354

(5,101 RSF/4,436 USF)-\$33,836

(3,857 RSF/3,354 USF)-\$0

GSA Form L202, Paragraph 1.03 is amended to read:

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM		NON FIRM TERM	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$157,237.50	\$8.75	\$157,237.50	\$8.75
TENANT IMPROVEMENTS RENT ¹	\$24,171.42	\$1.35	\$ XXX,XXX.XX	\$XX.XX ³
OPERATING COSTS	\$94,342.50	\$5.25	\$94,342.50	\$5.25
BUILDING SPECIFIC SECURITY ²	\$ XXX,XXX.XX	\$XX.XX ³	\$ XXX,XXX.XX	\$XX.XX ³
TOTAL ANNUAL RENT	\$275,751.42	\$15.35	\$251,580	\$14.00

¹The Tenant Improvement Allowance is amortized at a rate of 6 percent per annum over 5 years.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR Branch Banking and Trust Company

BY
(Signature)

IN PRESENCE OF
(Signature)

Marcus Skinner

UNITED STATES OF AMERICA

BY
(Signature)

Contracting Officer

GENERAL SERVICES ADMINISTRATION
(Official Title)