

PS# 00 22 761

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE
February 1, 2012

TO LEASE NO.
GS-05B-18140

ADDRESS OF PREMISES Stewart Square
Suite 470
308 W State Street
Rockford, IL 61108

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

whose address is Fridh Corporation
1111 South Alpine Road
Suite 401 *AL. J. Holt*
Rockford, IL 61108
C/O Mr. Jeff Holt

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective January 27, 2012, as follows:

Supplemental Lease Agreement (SLA) Number 2 is issued to establish an effective date for the commencement of this lease and to memorialize lumpsum payments for change order items above the tenant improvement allowance and security installation.

1. Lease SF2 Paragraph 2 is deleted in its entirety and replaced with the following Lease SF2 Paragraph 2:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 27, 2012 through January 26, 2022, subject to termination and renewal rights as may be hereinafter set forth."

2. Lease SF2 Paragraph 3 is deleted in its entirety and replaced with the following Lease SF2 Paragraph 3:

"3. The Government Shall pay the Lessor an annual rental according to the following schedule: Lease Years 1 through 5; **January 27, 2012 through January 26, 2017: \$47,200.40, effective year 6; January 27, 2017 the rental rate shall be reduced by \$13,737.88.** All rent shall be paid monthly in arrears. Rent for a lesser period shall be prorated. Rent Checks shall be made payable to: Fridh Corporation, 1111 South Alpine Road, Suite 700, Rockford, IL 61108."

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 Fridh Corporation

BY

J. Holt
(Signature)

2-1-12
(Title)

IN PRESENCE OF

ATuck
(Signature)

1111 S Alpine Rd, ROCKFORD IL 61108
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Jerald M Helland
(Signature)

Lease Contracting Officer
(Official Title)

3. Lease SF2 Paragraph 4 is deleted in its entirety and replaced with the following Lease SF2 Paragraph 4:

- "4. The Government may terminate this lease at mid-night January 26, 2017 or at any time after January 26, 2017, by giving a 90 day notice of cancellation. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

SF2 Paragraph 28 is added:

"28. The Tenant Improvement costs submitted by the Lessor were determined fair and reasonable by the Government exceeded the tenant improvement allowance (TIA) by \$84,894.50 (overage amount). This amount included change orders for the benefit of the government. The overage amount is being ordered via this SLA and will be paid via a lumpsum payment upon completion of tenant improvement and acceptance by the government, upon submission of a properly executed invoice.

Also, security installation in the amount of \$45,520.00 is ordered via this SLA for the benefit of the Government. This amount will be paid via a lumpsum payment. The total amount via lumpsum payment shall be \$130,414.50."

The Lessor waives any right to future payment for the initial construction costs except for the \$66,635.50, which will be amortized in the monthly rent as stated in Paragraph 3. In the event there are other charges for initial space alterations they should be submitted to the Contracting Officer, at your earliest convenience. Submit your invoice directly to: GSA Greater Southwest Finance Center (7BCp), P.O. Box 17181, Fort Worth, Texas 76102 or to the GSA Finance Website at www.finance.gsa.gov. Your invoice must be on letterhead of the Lessor, include an invoice number, this lease number, and a Pegasus Document Number (PS#)."

Initials:

Lessor: 

Gov't 