

# SUPPLEMENTAL LEASE AGREEMENT

558 SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-80014	DATE NOV 13 2012	PAGE 1 of 2
ADDRESS OF PREMISES Town Square Building, 1100 8 <sup>th</sup> Street, Suite A, Coralville, IA 52241-1758			

THIS AGREEMENT, made and entered into this date by and between: Andersen Investments, L.C., whose address is: 2530 Corridor Way, Suite 203, Coralville, IA 52241-1000

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 1, 2012 as follows: Supplemental Lease Agreement No.1 is issued to establish the effective date of occupancy and establish the monthly/annual rental rate inclusive all TI costs and change orders. All other terms and conditions remain the same.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 1, 2012 as follows:

Paragraph No. 2 is hereby deleted in its entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning on October 1, 2012 and continuing through September 30, 2027. The Government may terminate this lease in whole or in part at any time September 20, 2022 by giving at least 90 days' notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Paragraph No. 3 is hereby deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Month	Annual Shell Rent	Annual Base Cost of Services	Annual Real Estate Taxes	Annual Tenant Improvement Allowance	Annual Building Specific Security	Total Annual Rent	Total Monthly Rent
October 1, 2012 through September 30, 2017	\$80,011.72	\$35,186.12	\$25,480.72	\$27,652.99		\$173,422.48	\$14,451.87
October 1, 2017 through September 30, 2022	\$94,091.35	\$35,186.12	\$25,480.72	\$27,652.99		\$187,502.11	\$15,625.18
October 1, 2022 through September 30, 2027	\$89,982.93	\$35,186.12	\$25,480.72	\$0.00	\$0.00	\$160,649.77	\$13,387.48

Shell rent for Months 1-4 shall be reduced due to the Commission Credit as described in Paragraph 2.5 of the SFO.

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

ANDERSEN INVESTMENTS, L.C.  
2530 CORRIDOR WAY, SUITE 203  
CORALVILLE, IOWA 52241-1000

Paragraph No. 7 is hereby deleted in its entirety and replaced with the following:

7. Pursuant to paragraph 7 of the lease the approved tenant improvement allowance of \$207,568.70 will be amortized over the firm term of ten (10) years at 6.00% per annum, in the same manner as a loan having equal monthly payments of principal and interest. Upon completion, inspection and acceptance of the work by the Contracting Officer, the Government and the Lessor agree that additional Tenant Improvements will be paid by the Government in a lump-sum payment. The exact amount of this payment shall be reconciled in a future Lease Amendment.

INITIALS: SAB & PM  
LESSOR & GOVT

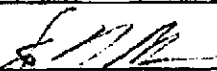
Paragraph No. 9 is hereby deleted in its entirety and replaced with the following:

9. In accordance with SFO paragraph 4.2, Tax Adjustment, the Real Estate Tax Base is established as \$25,480.72 per annum with 2012 being the base year. The tax parcel ID number for the property is [REDACTED]. This tax parcel represents a condominium unit, with a total size of 7,563 RSF; therefore, the Percentage of Occupancy is established as 78.17% (5,912 RSF / 7,563 RSF). The Lessor owns and controls the condominium unit only and receives a tax bill for that unit only. Therefore, the Government shall never pay a share of any other tax bill, unless an adjustment is made in accordance with Paragraph 4.2 of the SFO.

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

ANDERSEN INVESTMENTS, L.C.

SIGNATURE



NAME OF SIGNER

Scott A. Andersen

ADDRESS

P.O. Box 5198 Corolla, Iowa 52241

IN PRESENCE OF

SIGNATURE



NAME OF SIGNER

Peggy Slaughter

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE



NAME OF SIGNER

PATRICK G. WALSH

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER