

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-11005	DATE JAN 11 2012	PAGE 1 of 2
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ADDRESS OF PREMISES 625 Cottonwood, Strong City, Kansas 66869-0404

THIS AGREEMENT, made and entered into this date by and between **MICHAEL D. SWARTZ AND NANCY SWARTZ**

whose address is



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 as follows.

1. The Lessor hereby leases to the Government the following described premises:

5,870 rentable square feet of office and related space which yields 5,773 ANSI/BOMA office and warehouse area square feet. The lease property is located at 625 Cottonwood in Strong City, KS 66869-0404. Such real property described herein shall be hereinafter collectively referred to as the "Leased Premises" (as described in Exhibit A and B attached hereto). Parking for ten (10) surface spaces for Government use only shall be included in the rent to the Government and shall be located within reasonable distance to the leased premises.

Said premises to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said Premises with their appurtenances for a term of ten (10) years, five (5) years firm beginning on November 23, 2011 through November 22, 2021.

(See attached Page 2 and Exhibit A & B)

ALL OTHER TERMS AND CONDITIONS REMAIN IN FULL FORCE AND EFFECT

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

LESSOR MICHAEL D. SWARTZ AND NANCY SWARTZ

SIGNATURE	NAME OF SIGNER <i>Mike D. Swartz</i>
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ADDRESS	
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IN THE PRESENCE OF (SIGNATURE)	NAME OF SIGNER <i>Daphne Foster</i>
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UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER Emily M. Syrett
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

3. The Government shall pay the Lessor annual rent as follows:

November 23, 2011 through November 22, 2016							
	RSF	ABOA	Shell	Operating Base	Tenant Improvements	Building Specific Security	Total Annual Rent
Block A - Office	3,573	3,514	\$30,421.00	\$14,276.00	\$17,418.54	\$336.81	\$62,452.35
Block B - Warehouse	2,297	2,259	\$7,907.00	\$2,301.00	\$0.00	\$0.00	\$10,208.00
Total	5,870	5,773	\$38,328.00	\$16,577.00	\$17,418.54	\$336.81	\$72,660.35

November 23, 2016 through November 22, 2021							
	RSF	ABOA	Shell	Operating Base	Tenant Improvements	Building Specific Security	Total Annual Rent
Block A - Office	3,573	3,514	\$30,421.00	\$14,276.00	\$0.00	\$0.00	\$44,697.00
Block B - Warehouse	2,297	2,259	\$7,907.00	\$2,301.00	\$0.00	\$0.00	\$10,208.00
Total	5,870	5,773	\$38,328.00	\$16,577.00	\$0.00	\$0.00	\$54,905.00

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers No. 9KS2063 and the General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Mike Swartz



- 4. The Government may terminate this lease in whole or in part at any time on or after November 22, 2016 by giving at least 90 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
- 5. In accordance with SFO paragraph 3.2, *Tenant Improvements Included in Offer*, the Lessor agrees to provide a tenant improvement allowance in the amount of \$87,092.68 to be amortized over the firm term of the Lease (60 months) at 0.00%.
- 6. Also included as part of the rental consideration is a building specific security amount of \$1,684.07 to be amortized over the firm term of the Lease (60 months) at 0.00%.

Initials: ms & emo
Lessor Government

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