

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-70090	DATE FEB 16 2010	PAGE 1 of 2
ADDRESS OF PREMISES 308 N Locust Street, Grand Island, Nebraska 68801-5969			

**THIS AGREEMENT**, made and entered into this date by and between **Downtown Center, LLC**

whose address is: 308 N Locust Street  
Grand Island, NE 68801-5969

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 January 27, 2010 as follows:

- I. In a separate correspondence dated January 27, 2010, the Government has issued a Notice to Proceed for Tenant improvements in the amount of \$90,367.71. The total costs for tenant improvements are \$455,381.50. The Government hereby orders the balance of \$365,013.79 for build out.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$365,013.79, upon receipt of an original invoice after completion, inspection and acceptance of the space by the Contracting Officer.

Upon completion, inspection and acceptance of the work by the Contracting Officer, The Government shall reimburse the Lessor in a lump sum payment in the amount of \$365,013.79 upon receipt of an original invoice.

The original invoice must be submitted directly to the GSA Finance office at the following address:

GSA Office of Finance  
P.O. Box 17181  
Ft. Worth, TX 76105-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Public Building Services  
Attn: Katherine Swan  
1500 E. Bannister Road 6PR  
Kansas City, MO 64131

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

## OWNER

SIGNATURE <i>Downtown Center, LLC by Gordon Glade, manager</i>	NAME OF SIGNER Gordon Glade
IN PRESENCE OF (SIGNATURE) <i>[Signature]</i>	TITLE OF SIGNER Manager

## UNITED STATES OF AMERICA

SIGNATURE <i>[Signature]</i>	NAME OF SIGNER Matthew Helmering
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

A proper invoice must be on the Lessor's company letterhead and include the following:


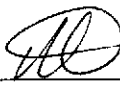
- Invoice Date
- Name of Lessor as shown on the lease
- Lease contract number and building address
- Description, price and quantity of items delivered
- **GSA PDN# PS0016602**

If the invoice is not submitted on company letterhead, the person(s) with whom the lease contract is made must sign the invoice.

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A (1 page).

IV. The Lessor hereby waives restoration as a result of all improvements.

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

Initials:  &   
Lessor Gov't

Page 2  
GS-06P-70090  
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