

## SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-06P-70090	DATE JUN 09 2010	PAGE 1 of 2
ADDRESS OF PREMISES 308 N Locust Street – Grand Island, NE 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, Nebraska 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 May 24, 2010 as follows:

This Supplemental Lease Agreement (SLA) provides for miscellaneous change orders to be paid for by a total lump sum payment of \$10,778.53 to the Lessor.

1. The Lessor agrees to perform the approved change orders below. Work shall be completed during normal business hours of 7:00 a.m. to 5:00 p.m. All changes shall be completed no later than July 31, 2010. The Lessor shall furnish all parts, tools, labor, equipment, and materials required to perform the entire job. All work shall be accomplished in accordance with local code and in accordance with the best practices of the trade and in a manner acceptable to the Government. All electrical alterations shall be done in accordance with local codes.

Change Order Number 1 – Move Electrical Panels to Room 12:

The Government hereby accepts the Lessor's proposal dated February 25, 2010, for a lump sum payment in the amount of [REDACTED]

Change Order Number 2 – Delete Security Mesh Rooms 2 and 9:

The Government hereby accepts the Lessor's proposal dated February 25, 2010, for a credit payment in the amount of [REDACTED]

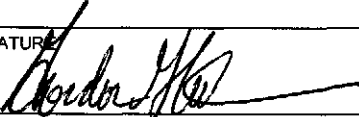
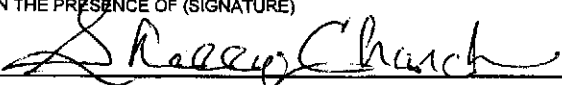
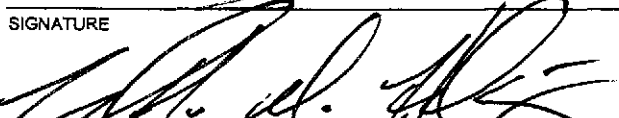
Change Order Number 3 – Change Sargent to Schlage Locks:

The Government hereby accepts the Lessor's proposal dated February 25, 2010, for a lump sum payment in the amount of [REDACTED]

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All other terms and conditions of the Lease shall remain in full force and affect.

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

<b>LESSOR</b>	
SIGNATURE 	NAME OF SIGNER Gordon Glade
ADDRESS 308 N Locust Street Grand Island, NE 68801-5969	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Shelly Church
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE 	NAME OF SIGNER Matthew Helmering
	OFFICIAL TITLE OF SIGNER Contracting Officer

Change Order Number 4 – Change window to insulated glass and frames:

The Government hereby declines the Lessor's proposal dated February 25, 2010, for a lump sum payment in the amount of [REDACTED]

Change Order Number 5 – Electrical changes to room 6 and 13:

The Government hereby accepts the Lessor's proposal dated March 11, 2010, for a lump sum payment in the amount of [REDACTED]

Change Order Number 6 – Change flooring and add outlet / phone / data room 7:

The Government hereby accepts the Lessor's proposal dated March 13, 2010, for a lump sum payment in the amount of [REDACTED]

Change Order Number 7 – Add outlet / phone / data for TV's room 4 and 8:

The Government hereby accepts the Lessor's proposal dated March 25, 2010, for a lump sum payment in the amount of [REDACTED]

2. Upon completion, inspection, and acceptance of the change orders by the Contracting Officer, and submission of a proper invoice, the Government agrees to compensate the Lessor for miscellaneous Change Orders 1 thru 7 in the amount of \$10,778.53 in a lump payment.

The original invoice is to be sent to:

GSA, Finance Division (7BCP)  
P.O. Box 17181  
Fort Worth, Texas 76102-0181

A copy of the invoice is to be sent to:

GSA, Realty Services Division (6PRW)  
Attn: Matthew W. Helmering  
1500 E. Bannister Road, Room 2211  
Kansas City, Missouri 64131-3088

The invoice must include:

- PDN # PS0016602
- Name of the Lessor as shown on the Lease and invoice date
- Lease contract number, building address, and a description, price, and quantity of the items delivered.

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

3. Upon termination of the Lease and in the event the Government elects not to remove the alterations, additions and fixtures installed pursuant to this agreement, the Lessor may not require the Government to restore premises to condition provided for in original plans and specifications. However, in the event said alterations, additions and fixtures are removed by the Government, the Government agrees to restore premises to conditions provided in original plans and specifications at commencement of its occupancy minus elements or circumstances over which the Government has no control, or pay in lieu thereof the difference between the fair market value of the property in its unrestored condition and its value in a restored condition.

Initials:

  
Lessor

&

  
Gov't

End of SLA #2

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