

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE 5/21/12
		TO LEASE NO. GS-07B-17002

ADDRESS OF PREMISES Telcoe Federal Credit Union, 802 S. Louisiana, Little Rock, AR 72201

THIS AGREEMENT, made and entered into this date by and between Telcoe Federal Credit Union
 whose address is 802 S. Louisiana
 Little Rock, AR 72201

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 May 1, 2012, as follows:

The purpose of Supplemental Lease Agreement (SLA) No. 2 is to establish the lease commencement date, credit application and establish termination right date.

The terms of the Lease are amended with the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 1, 2012 and continuing through April 30, 2022, subject to termination and renewal rights as may be hereinafter set forth.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (APR 2011)

UGL Services Equis Operations ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED], of the Commission, will be payable to UGL Services Equis Operations with the remaining [REDACTED], which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time period practicable.

Notwithstanding the "Rent and Other Considerations" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$14,147.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$14,147.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

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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: TELCOE FEDERAL CREDIT UNION	
BY <u>[Signature]</u> (Signature)	<u>[Signature]</u> (Title)
IN THE PRESENCE OF <u>[Signature]</u> Witness (Signature)	<u>[Signature]</u> (Title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION	
BY <u>[Signature]</u> (Signature)	CONTRACTING OFFICER (Title)