

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1
PS# 0021398

DATE
8/16/11

TO LEASE NO.
GS-05B-18341

ADDRESS OF PREMISES

2633 Jefferson Street; Suite 893 A, Alexandria, MN 56308-2738

THIS AGREEMENT, made and entered into this date by and between
UTAH GROUP II, LLC

whose address is 510 22ND Avenue East, Suite 101
Alexandria, MN 56308-1979

Herein after 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 as of the date of this Supplemental Agreement I, as follows:

This Supplemental Lease Agreement (SLA) No. 1 is issued to document the agreed total amortized and unamortized tenant improvements pursuant to the Design Intent Drawings and Special Requirements, attached as part of this lease. Accordingly, Paragraph 32 is added to this lease as follows:

32. The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings and Special Requirements is \$149,461.05 of which \$44,815 will be amortized into rent payment over 60 months at 5.75%. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$104,646 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments.

The Special Requirements and government Design Intent drawings will be an attachment to this SLA #1 showing the source from which the agreed tenant improvements were negotiated from.

Initial Tenant Improvement Overage \$104,646

The lessor waives any right to future payment for the initial construction costs except for the \$4,815 that will be amortized in monthly rent as stated in Paragraph 3 of this lease. Submit your invoice directly to: GSA Greater Southwest Finance Center (7BCF), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov. Your invoice must be on letterhead of the lessor, include an invoice number, (his lease number, and the following Pegasus Document Number: PS# _____). Submit invoice only after the lease is activated after the Government accepts the space and after you have received a PS number from the Project Manager, David Smiley.

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

Page 1 of 1

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR UTAH GROUP II, LLC

BY

[Redacted Signature]

Vice President

IN PRESENCE

[Redacted Signature]

510 22nd Ave. E., #101 (TOW)
Alexandria, MN 56308

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

[Redacted Signature]

Lease Contracting Officer

GERALD K. KOSMAN

(Signature)

(Official Title)