

PS 0022 626

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 2

DATE

1/25/12

TO LEASE NO.  
GS-05B-18566

ADDRESS OF PREMISES 705 5<sup>th</sup> Street NW, Suite E  
Bemidji, MN 56601-2932

THIS AGREEMENT, made and entered into this date by and between  
whose address is

S&J Development, LLC  
3801 Bemidji Avenue North  
Bemidji, MN 56601-4364

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 January 5, 2012 as follows:

This Supplemental Lease Agreement (SLA) No. 2 is issued to reimburse the lessor, in a lump sum, for the overage of  
tenant improvements over and above the [redacted] tenant improvement allowance of \$195,039.24 which  
will be amortized in the lease rental over 60 months per the design intent drawings dated September 19, 2011. The  
total cost of buildout was \$260,860.00 inclusive of two (2) changeorders which totaled \$5,533.00. A Notice to  
Proceed Letter was issued on 11/10/2011 for NTE \$259,955. The original buildout cost \$255,327 plus changeorders  
for a total cost of \$260,860.00.

The lump sum amount \$65,820.76 will be paid to the Lessor from a Reimbursable Work Authorization provided by  
the tenant. The Lessor must provide GSA a copy of the invoice and send a certified invoice to GSA Finance. GSA  
will send a copy of this signed SLA and a receiving report to the same address for payment.

The above costs for alterations were found to be "fair and reasonable" based on an independent government cost  
estimate. The following paragraph is being added to the lease as Paragraph 24 of the original lease as follows:

24. The Government shall pay \$65,820.76 for the completion of the initial space tenant alterations. This figure  
represents the overage of the tenant alterations that will be amortized in the lease rental rate. A walkthrough of the  
space and punchlist was created on 1/5/2012 and the space was found ready for beneficial occupancy and rent  
commencement. The Lessor must submit its invoice directly to: GSA, Greater Southwest Finance Center  
(7BCP), P. O. Box 17181, Fort Worth, Texas 76102 or to the GSA Finance website at:  
WWW.FINANCE.GSA.GOV with a copy to the Contracting Officer. The invoice must include the following  
PDN number PS # 0022 626 at the top of your invoice. The Lessor will provide a certified invoice to GSA  
Finance for his one-time lump sum payment for these drawings. The amount above reflects final payment for  
alterations.

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

IN WITNESS WHEREOF, the parties/s [redacted] of the above date.

LESSOR :

BY

[redacted signature]

OWNER  
(Title)

IN PRESENCE

[redacted signature]

1507 Wolf Lake Dr SE, Bemidji, MN 56601  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

PATRICIA A. BENDA

(Signature)

Contracting Officer

(Official Title)