

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1
PS #

DATE
2/28/13

TO LEASE NO
GS-05B- 17612

ADDRESS OF PREMISES

1225 Woodlawn Ave.
Cambridge, OH 43725-3094

THIS AGREEMENT, made and entered into this date by and between
BLACK'S REAL ESTATE, INC
whose address is 59016 Vocational Rd.
Byesville, Oh 43723-9764

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 1, the address of the demised premises is as follows:

This Supplemental Lease Agreement (SLA) No. 1 is issued to establish and document the cost of Tenant Improvements.

Accordingly, Paragraph 29 is added to the lease.

23. The total Tenant Improvement cost of this lease is \$211,160.00. Of that total, \$169,117.00 will be amortized into rent payments over 60 months at 6% interest pursuant to paragraph 9 of lease GS-05B-17612. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$42,043.00 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments upon activation of the lease after substantial completion of tenant improvements and acceptance of space by the government.

The Special Requirements dated 12/13/12, Smith Group Specifications and government Design Intent drawings dated 11/18/11 will be attachments to this SLA #1 and made part of the lease requirements.

Initial Tenant Improvement Lump Sum Payment per Notice to Proceed letter dated October, 2012..... **\$42,043.00**
The Lessor waives any right to future payment for the initial construction costs except for the \$169,117.00 that will be amortized in monthly rent as stated in Paragraph 3 of this lease. After acceptance of the space, submit your 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. **Your invoice must be on letterhead of the Lessor, include an invoice number, this lease number, and the following Pegasus Document Number: PS#**

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.

Page 1 of 1

[Redacted Signature and Address]

PROBATION
(Title)
[Redacted Address]
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

Lease Contracting Officer
(Official Title)