

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1  
PS # 0021497

DATE  
9/22/11

TO LEASE NO.  
GS-05B- 18332

ADDRESS OF PREMISES

611 Vernon Street  
Ironton, OH 45638-1641

THIS AGREEMENT, made and entered into this date by and between  
IRONTON SSA, LLC  
whose address is 8755 Creighton Drive  
Powell, OH 43065-6500

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 , as follows:

- The correct address of the demised premises is 611 Vernon Street, Ironton, OH 45638-1641

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.

29. The total Tenant Improvement cost of this lease is \$307,316.00. Of that total, \$239,654.22 will be amortized into rent payments over 120 months at 8% interest pursuant to paragraph 9 of lease GS-05B-18332. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$67,661.78 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 6/2/11, Smith Group Specifications and government Design Intent drawings dated 6/23/11 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 July 20, 2011..... \$67,661.78  
The Lessor waives any right to future payment for the initial construction costs except for the \$239,654.22 that will be amortized in monthly rent as stated in Paragraph 9. 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](http://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# 0021497.

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.

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LESSOR IRONTON SSA, LLC

BY [Redacted]  
PETE PATEL (Signature)

Managing Member  
(Title)

IN PRESENCE OF [Redacted]

[Redacted]  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

[Redacted]  
Contracting Officer  
(Official Title)