

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE <i>9/24/10</i>
	TO LEASE NO. GS-07B-16692	
ADDRESS OF PREMISES 212 E. 4th Street Carnegie, OK 73015		
<p>THIS AGREEMENT, made and entered into this date by and between Tienda Development, LLC</p> <p>Whose address is 210 Park Avenue, Suite 2900 Oklahoma City, OK 73102 - 5606</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:</p> <p>Paragraphs 14, 15, and 16 are added.</p> <p>14. The Tenant Improvements Allowance is established at \$118,557.24, and shall be amortized through the rent for ten (10) years at the rate of 7%. The total Tenant Improvement cost is \$408,584.09. The overage in Tenant Improvement (TI) costs shall be reimbursed to the Lessor in a one-time lump sum payment in the amount of <u>\$290,026.85</u> which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer or designated Contracting Officer Representative.</p> <p>15. The bid breakdown is attached (Exhibit A) and hereby made a part of the lease.</p>		
<p>above date.</p> <p><i>[Signature]</i> (Title)</p> <p><i>Po Box 426</i> <i>Leve Wolf OK 73655</i> (Address)</p> <p>CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION W 4th Street, Oklahoma City, OK 73102 (Official Title)</p>		

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16. Upon full execution by the Government, this SLA serves as the official Notice to Proceed for build-out of tenant improvements.

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at www.gsa.finance.gov. If you are unable to process the invoice electronically, you may mail the invoice to the following address:

GSA, Greater Finance Center
FAS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

Kristine Danielson
Leasing Contracting Officer
GSA, PBS - Real Estate Acquisition Division
200 NW 4th Street, Room 4050
Oklahoma City, OK 73102
O: 405.231.5437
F: 405.231.4574
C: 405.630.5486
kristine.danielson@gsa.gov

A proper invoice must include:

1. Invoice Date
2. Name of the Lessor and Lease contract number, cited exactly as shown on the Lease
3. Building address, and a description, price and quantity of the items delivered
4. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it
5. GSA PDN #: PS0018175

All other terms and conditions remain in full force and effect.

INITIALS:


LESSOR


GOV'T