

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE <u>11/30/11</u>
	TO LEASE NO GS-07B-17044	

ADDRESS OF PREMISES: 7777 E. Apache Tulsa OK 74115-2346

THIS AGREEMENT, made and entered into this date by and between. Tulsa Airports Improvement Trust 777 E. Apache Street Room A217 Tulsa, OK 74115-2346

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto agree to supplement the above Lease.

- 1.) To accepts the space as completed and;
- 2.) establish the Commencement Date of the lease rental payments; and
- 3.) establish the square footages of the leased space; and
- 4.) provide the annual rental amounts; and
- 5.) establish the reduction amount for vacant space; and
- 6.) establish base rate for operating costs
- 7.) all other terms and conditions are in full force and effect.

See Attached

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

[Redacted Signature]

CHAIRMAN

Title

CHARLES M. Sublett

[Redacted Signature]

7777 E APACHE Rm A-217

(Address)

Jeffery L. Shaw

Tulsa OK 74158

Printed Name

City, State, Zip

[Redacted Signature]

CA

General Services Administration
819 Taylor St., Room 5A18
Fort Worth, TX 76102
Lease Contracting Officer

Supplemental Lease Agreement No. 1

GS-07B-17044

7777 E. Apache Street
Tulsa, OK 74115-2346

- 1.) The Government accepts the leased space on December 1, 2011
- 2.) The total term of the lease agreement is ten (10) years with a firm term of five (5) years. The commencement date of the rental shall begin on December 1, 2011 and shall expire on November 30 2021.
- 3.) The office space square footage shall be 8,228 rentable square feet yielding 8,228 ANSIBOMA Office Area (ABOA) and 6 surface parking spaces.
- 4.) The Government shall pay the Lessor annual rent as follows:

From December 1, 2011 through November 30, 2021 the total annual rental shall be \$300,296.40 at the rate of \$25,024.70 paid monthly in arrears. The total annual rent consists of annual Shell rent of \$214,421.68, annual Operating Costs \$84,254.72 plus annual Operating Cost Adjustments and Annual Parking rent of \$1,620.00
- 5.) The rate for Adjustment for vacant leased space is \$10.24 per Rentable Square Foot..
- 6.) The base rate for Operating Costs is established at \$10.24 per Rentable Square Foot.
- 7.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials

Lessor Initials:

