

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO. 1

DATE 8/30/10

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-10B-07506 BUILDING NO. OR6605

ADDRESS OF PREMISES Jager Professional Center, Suite 205, 116 South Main Street, Pendleton, OR 97801-2257

THIS AGREEMENT, made and entered into this date by and between
Jager Development LLC,

whose address is 1305 North Cherry St, La Grande, OR 97850-3509

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

WHEREAS, the parties hereto desire to correct an error in Part II Section B Term regarding the term of the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 17, 2010 as follows:

Part II, Section B, Term is deleted in its entirety and replaced with the language below.

Part II, Section B, Term:

3. To have and to hold for the term commencing on September 1, 2010, or beneficial occupancy, whichever occurs first, and continuing for a term of ten years from beneficial occupancy. The Government may terminate this lease in whole or in part at any time after the first five years, based on beneficial occupancy, by giving at least one hundred eighty (180) days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

4. The Government shall have the right to a renewal option for an additional five years at \$14.91 per RSF plus operating costs with escalated CPI adjustment on 120 days notice prior to the end of the term of this lease.

This lease correction will be deemed accepted when signed by both the Lessor and the government on this document.

Incorporated in this Supplemental Lease Agreement is the Central Contractor Registration clause:

The Central Contractor Registration (CCR) System is a centrally located, searchable database which assists in the development, maintenance, and provision of sources for future procurements. The Lessor must be registered in the CCR prior to lease award. The Lessor shall register via the internet at <http://www.ccr.gov>. To remain active, the Lessor is required to update or renew its registration annually.

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.

LESSOR

BY _____

IN P _____

UNI _____

BY _____

Owner
(Title)

(Address)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)