

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE <i>February 7, 2012</i>
	TO LEASE NO. GS-03B-09600	
ADDRESS OF PREMISES 1001 Elmerton Avenue Harrisburg, PA 17110-9209	PEGASYS DOCUMENT NUMBER (PDN) PS0022636	

THIS AGREEMENT, made and entered into this date by and between CURTIS INVESTMENTS LLC

whose address is 5010 OLD GREENWOOD ST
FORT SMITH, AR 72903-6941

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

WHEREAS, the parties hereto desire to amend the above Lease to amend the Government assigned Building Number and to provide for Tenant Improvements for initial occupancy.

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:

- A. The Building number, as identified in the title block of Lease No. GS-03B-09600, shall be amended by deleting the existing "BLDG. NO. PA0880" and replacing it with "PA0899".
- B. The Lessor is hereby authorized to proceed with the construction of Tenant Improvements in the amount of \$1,305,453.21 for the [REDACTED] in accordance with all Lease requirements and drawings dated April 15, 2011 and as amended with the inclusion of changes to door hardware requirements confirmed on January 19, 2012 (priced at \$3,462.81). The drawings are hereby incorporated into the lease by reference and the attached pricing breakdown (dated February 2, 2012) provides details of the agreed upon pricing.
- C. The Lessor shall furnish all labor, materials, tools, equipment, services, maintenance, and associated work to complete the attached scope of work/price proposal for initial build-out of [REDACTED] space.
- D. The total Tenant Improvements amount represents the following: (1) Tenant Improvements of \$1,305,453.21, to be paid as follows, \$519,065.40 amortized in the rent at an interest rate of 7% over the firm term of ten (10) years; and, (2) the balance of \$786,387.81 to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations.

This Supplemental Lease Agreement contains 5 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the Lessor has hereunto set its hand and seal this _____ day of _____, 2012.

LEASOR

BY _____

IN WITNESS WHEREOF, the Lessor has hereunto set its hand and seal this _____ day of _____, 2012.

(Signature)

James E. Curtis CEO

(Printed Name and Title)

5611 SAM Bldg, Suite 100, Dallas, TX 75226

(Address)

UNITED STATES OF AMERICA

BY _____

Contracting Officer
(Official Title)

Initials: *JEC* & *DJK*
Lessor & Government

SUPPLEMENTAL LEASE AGREEMENT
NO. 2

TO LEASE NO. GS-03B-09600

- E. Upon completion of the work, please notify Donna Kiniry at 215.446.4575 to arrange for inspection. After inspection and acceptance of such work by the Government, an advanced faxed copy of the invoice must be sent to GSA at 215.209.0678 for review and approval. Upon approval by the Contracting Officer, the Lessor must submit the properly executed invoice directly to the GSA Finance Office electronically at:

<http://www.finance.gsa.gov>

- OR -

a properly executed original invoice shall be forwarded to:

General Services Administration
Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a copy of the invoice must also be mailed to the Contracting Officer at:



GSA, Public Buildings Service
Real Estate Acquisition Division (3PR)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Donna Kiniry

For an invoice to be considered proper, it must:

- Be received after the execution of this SLA;
- Reference the Pegasys Document Number (PDN) specified on this form (PS0022636), Lease Contract Number, and SLA Number;
- Include a unique, vendor-supplied, invoice number (and invoice date);
- Indicate the exact payment amount requested with cost and description of work completed; and,
- Specify the payee's name and address. (The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR).

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

Initials

 & 
Lessor Government

GSA FORM 276