

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT	DATE
	1	September 22, 2010
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-08P-14396	

ADDRESS OF PREMISE [REDACTED] Building
5021 South Nevada Avenue
Sioux Falls, SD 57108-0000

THIS AGREEMENT, made and entered into this date by and between

whose address is Lester A. Kinstad
[REDACTED]

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 clarify the current lease documents.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, August 20, 2010, as follows:

Lease Paragraphs 1,2,3, 7, 9, 10, 13, and 15 are hereby deleted and replaced in their entreties:

- 1. *The Lessor hereby leases to the Government the following described premises:

A total of 13,126 rentable square feet (RSF) of office and related space, which yields 12,616 ANSI/BOMA Office Area square feet (USF) of space in a building to be constructed at 5021 South Nevada Avenue, Sioux Falls, South Dakota, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 51 parking spaces for exclusive use of Government employees and patrons.

- 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 1, 2011, and continuing through February 28, 2021, subject to termination and renewal rights as may be hereinafter set forth.

Continues on page 2.

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

IN WITNESS WHEREOF, the parties have hereunto set their names as of the above date.

LESSOR BY [REDACTED]

Sole Proprietor
(Title)

[REDACTED]

[REDACTED]

Contracting Officer
(Official Title)

3. "The Government shall pay the Lessor annual rent of \$383,353.05 at the rate of \$31,946.09 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

SOCIAL SECURITY BUILDING L.L.C.
 P.O. BOX 2050
 SIOUX FALLS, SD 57101-2050"

7. "In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$625,142.00 shall be amortized through the rent for 10 years at the rate of 6.5%."

9. "In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$65,630.00 per annum."

10. "In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.0404 (13,126 RSF/12,616 USF)."

13. "Rental Schedule.

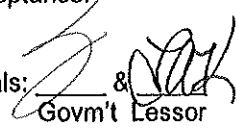

Year	Shell	Operating	TI's	Taxes	Annual Rent
1	\$232,592.72	\$65,630.00	\$85,130.33	\$0.00	\$383,353.05
2	\$232,592.72	\$65,630.00	\$85,130.33	\$0.00	\$383,353.05
3	\$232,592.72	\$65,630.00	\$85,130.33	\$0.00	\$383,353.05
4	\$232,592.72	\$65,630.00	\$85,130.33	\$0.00	\$383,353.05
5	\$232,592.72	\$65,630.00	\$85,130.33	\$0.00	\$383,353.05
6	\$232,592.72	\$65,630.00	\$85,130.33	\$0.00	\$383,353.05
7	\$232,592.72	\$65,630.00	\$85,130.33	\$0.00	\$383,353.05
8	\$232,592.72	\$65,630.00	\$85,130.33	\$0.00	\$383,353.05
9	\$232,592.72	\$65,630.00	\$85,130.33	\$0.00	\$383,353.05
10	\$232,592.72	\$65,630.00	\$85,130.33	\$0.00	\$383,353.05

*Annual escalation will be applied to operating costs per SFO paragraphs.

*Base amounts are indicated for illustrative/evaluation purposes only.

*CAF will be used to convert from RSF to USF."

"15. All Tenant Improvements (TI's) required by the Government for occupancy will be provided as part of the rental consideration. Should the [redacted] elect to pay all or a portion of the TI's associated with this lease, the payment shall be made at the time of space acceptance."

Initials:  & 
 Govm't Lessor