


GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES

SUPPLEMENTAL AGREEMENT
5, Revised

DATE
June 30, 2011

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS-08P-14397

ADDRESS OF PREMISE 
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
101 S. Main Avenue, Suite 400
Sioux Fall, SD 57104-6451

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, **June 24, 2011**, as follows:

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

3. "The Government shall pay the Lessor annual rent of \$361,881.40 at the rate of \$30,156.78 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

LESTER A. KINSTAD
101 S. MAIN AVENUE, SUITE 400
SIOUX FALLS, SD 57104-6451"

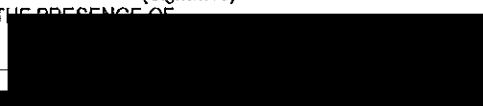
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All other terms and conditions of the lease shall remain in force and effect.

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

LESSOR
BY 

(Title)

IN THE PRESENCE OF


101 S. Main Avenue Suite 400 Sioux Falls SD
(Address)



Contracting Officer
(Official Title)

7. "In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$467,193.69 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 1.040424857 (13,126 RSF/12,616 USF)."

13. "Rental Schedule."

Year	Shell	Operating	TI's	Taxes	Annual Rent
1	\$232,592.72	\$65,630.00	\$63,658.68	\$0.00	\$361,881.40
2	\$232,592.72	\$65,630.00	\$63,658.68	\$0.00	\$361,881.40
3	\$232,592.72	\$65,630.00	\$63,658.68	\$0.00	\$361,881.40
4	\$232,592.72	\$65,630.00	\$63,658.68	\$0.00	\$361,881.40
5	\$232,592.72	\$65,630.00	\$63,658.68	\$0.00	\$361,881.40
6	\$232,592.72	\$65,630.00	\$63,658.68	\$0.00	\$361,881.40
7	\$232,592.72	\$65,630.00	\$63,658.68	\$0.00	\$361,881.40
8	\$232,592.72	\$65,630.00	\$63,658.68	\$0.00	\$361,881.40
9	\$232,592.72	\$65,630.00	\$63,658.68	\$0.00	\$361,881.40
10	\$232,592.72	\$65,630.00	\$63,658.68	\$0.00	\$361,881.40

*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. [REDACTED] has paid TI overage in the amount of \$184,595.69 to the Lessor via RWA. (See SLA # 2)."

Initials: 
 Govm't Lessor