

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE
AGREEMENT NO. 2

DATE 11/1/2010

To Lease No. LSD14417
Building No. SD1391

ADDRESS OF PREMISES: First Bank & Trust Building
133 S. Main Ave
Sioux Falls, SD 57104-6409

THIS AGREEMENT, made and entered into this date by and between **FIRST BANK & TRUST (SIOUX FALLS)**

whose address is 110 N Minnestoa Ave Ste 100
Sioux Falls, SD 57104-6467

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

Whereas, the parties hereto desire to amend the above as follows:

Now, therefore, the parties for the consideration hereinafter mentioned agree that the Lease is amended, effective upon execution by the Government as follows:

To establish the amended square footage of this lease and the subsequent change in annual rent, Standard Form 2 (SF2) Paragraphs 1 and 3 are deleted and replaced with the following:

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

A total of **5,689** Rentable Square Feet (RSF), yielding **4,917** ANSI/BOMA area of office and related space on the 2nd Floor together with **one(1) on-site reserved parking space** located at:

**First Bank & Trust Building
133 S. Main Ave
Sioux Falls, SD 57104-6409**

to be used for such purposes as may be determined by the Government.

3. The Government shall pay the Lessor, commencing on August 23, 2010, annual rent as follows:

Upon beneficial occupancy by the Government, Annual Rent of **\$136,459.70**, at the rate of **\$11,371.64** per month in arrears for base year.

Annual Rent consists of three (4) components:

- a. **Shell Rent.** Shell Rental Rate is **\$74,241.45** or \$13.05 per RSF, at the rate of **\$6,186.79** per month, for years 1 through 5. For years 6 through 10, the Shell Rental Rate is **\$84,481.65** or \$14.85 per RSF, at the rate of **\$7,040.14** per month. Shell Rental Rate includes base year share of annual Real Estate Taxes which is \$11,946.90 or \$2.10 per RSF. All parking costs are also included.
- b. **Base Operating Costs.** Base year services cost is **\$28,046.77** or \$4.93 per RSF, at the rate of **\$2,337.23** per month.
- c. **Amortized Tenant Improvement.** Annual amortized TI rental is **\$28,704.31** or \$5.05 per RSF at the rate of **\$2,392.03** per month, for years 1 through 5.
- d. **Amortized Building Specific Security.** Annual amortized Building Specific Security is **\$5,467.17** or \$0.96 per RSF at the rate of **\$455.60** per month, for years 1 through 5.

Rent for a lesser period shall be prorated. Rent shall be payable through Electronic Fund Transfer (EFT) to:



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: FIRST BANK & TRUST (SIOUX FALLS)



BY _____
Authorized Agent



110 N Minnesota Ave, Ste 100,
(Address)
Sioux Falls, SD 57104

UN _____
AL SERVICES ADMINISTRATION

BY _____
Contracting Officer
(Official Title)