

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE: 10/3/11
TO LEASE NO. GS-08P-14442		
<b>ADDRESS OF PREMISES</b> Rock Ridge Plaza 1410 East Highway 14 Pierre, SD 57501-4164		
THIS AGREEMENT, made and entered into this date by and between: <b>GET Ventures, LLC</b> whose address is <b>2400 Commerce Rd</b> <b>Rapid City, SD 57702-8005</b>  hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b> , hereinafter called the <b>Government</b> :  NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said		
Lease is amended,	October 1, 2011	as follows:
1. Paragraph 2 of the lease agreement is hereby deleted in its entirety and replaced with the following: "2. <b>TO HAVE AND TO HOLD</b> the said premises with their appurtenances for a term of 10 years beginning on October 1, 2011 through September 30, 2021, subject to termination and renewal rights as may be hereinafter set forth." 2. Paragraph 3 of the lease agreement is hereby deleted in its entirety and replaced with the following: "3. The Government shall pay the Lessor annual rent of \$46,426.97 at the rate of \$3,868.91 per month in arrears for years 1 through 5 and annual rent of \$32,370.40 at the rate of \$2,697.53 per month in arrears for years 6 through 10 (see Attachment 1 "Schedule of Rent Components"). Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period shall be prorated. Rent Checks shall be made payable to:  GET Ventures, LLC 2400 Commerce Rd Rapid City, SD 57702-8005 3. Paragraph 7 of the lease agreement is hereby deleted in its entirety and replaced with the following: "7. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$59,157.07 (1,608 USF x \$36.79) are amortized through the rent for 5 years at the rate of 7.00%. The amortized costs of these improvements are included in the stated rent in Paragraph 3 above. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer. The additional \$15,520.14 in Tenant Improvements which exceed the agency's allowance to be amortized will be paid in lump sum at the completion of build-out. The lump sum payment has been calculated as follows:  \$74,677.21 Build-Out Cost offered in Proposal to Lease Space <del>-\$59,157.07 Agency's allowable tenant improvements to be amortized</del> \$15,520.14 Lump-Sum Payment via Reimbursable Work Authorization (RWA)  4. Paragraph 12 is hereby added to the lease to incorporate the RWA paragraph into the lease: "12. <b>REIMBURSABLE ITEMS:</b> The Lessor hereby agrees to provide, install, and maintain the tenant improvement work items described in the Lease Agreement. The Government agrees to reimburse the Lessor \$15,520.14 upon completion and acceptance of the project by the government and upon receipt of an acceptable itemized invoice from the Lessor.  The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number <b>PS0020518</b> [Invoices submitted without the PDN are immediately returned to the Vendor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at <a href="http://www.finance.gsa.gov">www.finance.gsa.gov</a> . Vendors who are unable to process the invoices electronically may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102." 5. Paragraph 13 is hereby added to the lease to incorporate additional agency Special Requirements: "13. <b>ADDITIONAL AGENCY SPECIAL REQUIREMENTS:</b> The following requirements have been added to the lease: a. Add 4 <sup>th</sup> Window to Division Administrator's Office b. Add Conference Room Floor Outlets c. Add Television Outlets and backing in Conference Room d. Suite Entry Door Modifications to include Glass Window e. Addition of Upper Wall Cabinets to Breakroom"		
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:

[Redacted Signature]

(Signature)

CO-MANAGER

(Title)

IN PRESENCE OF

[Redacted Signature]

PO Box 9162, Rapid City, SD

(Address)

57709-9162

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS  
SER

BY

[Redacted Signature]

(Signature)

CONTRACTING OFFICER

(Official Title)