

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE:
TO LEASE NO. GS-08P-14740		

ADDRESS OF PREMISES:
12 2nd Ave SW
Aberdeen, SD 57401

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

Thomas E. Aman
whose address is [REDACTED]

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, April 22, 2013 as follows:

This SLA is issued to amend the following paragraphs:

I. Paragraph 1.04 TERMINATION RIGHTS is hereby deleted in its entirety and replaced with the following:
"1.04 TERMINATION RIGHTS (SIMPLIFIED) (JUN 2012)

The Government may terminate a portion of the Lease, approximately 2,602 ANSI BOMA/ 2,992.3 RSF, which will be occupied by the [REDACTED], in part or in whole after October 31, 2014. The remaining space, approximately 1,042 ANSI BOMA/ 1,198.3 RSF, which will be occupied by the [REDACTED], may be terminated in whole or in part after May 31, 2018. The Government must provide no less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination."

II. Section II- SPACE OFFERED AND RATES, section 9 is hereby deleted in its entirety and replaced with the following:

"9. Office and Related Space: 4,190.6 rentable square feet (RSF), yielding 3,644.9 ANSI/BOMA Office Area (ABOA) square feet of office and related space based upon a Common Area Factor of 15% located on the 2nd floor. In addition the Government will lease a total of nine (9) structured parking spaces. The breakdown of space per agency is as follows:

Agency	Structured Parking Spots	ANSI BOMA Square Footage	Rentable Square Footage (RSF)
[REDACTED]	1	1,042	1,198.3
[REDACTED]	4	486	558.9
[REDACTED]	4	2,116.9	2,433.4
Total Square Footage	9	3,644.9	4,190.6

III. Section II- SPACE OFFERED AND RATES, section 10, 11, 12, and 13 are hereby deleted in its entirety and replaced with the following:

"The Government shall pay the Lessor annual rent, payable monthly installments in arrears, at the following rates:

	FIRM TERM: 6/1/2013- 5/31/2018	NON FIRM TERM: 6/1/2018-5/31/2023
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$ 43,582.24	\$ 51,753.91
TENANT IMPROVEMENTS	\$ 791.66	\$ 0.00

*THIS IS THE TIS FOR [REDACTED] ONLY		
OPERATING COSTS	\$15,882.37	\$ 15,882.37
REAL ESTATE TAXES	\$ 1,209.09	\$ 1,209.09
PARKING (9 SPOT AT \$900.00 A YEAR)	\$ 8,100.00	\$ 8,100.00
TOTAL ANNUAL RENT	\$ 69,655.28	\$ 77,035.37

¹The Tenant Improvements Allowance of \$3,412.00 is amortized at a rate of 6% percent per annum over 5 years.

²Rates may be rounded.

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)

o o n e v

(Title)

IN PRESENCE OF

[REDACTED]

[REDACTED]

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION,
PUBLIC BUILDINGS SERVICE, MOUNTAIN PLAINS SERVICE CENTER.

[REDACTED]

CONTRACTING OFFICER

(Official Title)