

|   |                                 |                       |
|---|---------------------------------|-----------------------|
| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDING SERVICES | SUPPLEMENTAL AGREEMENT<br>No. 2 | DATE<br>March 1, 2012 |
| SUPPLEMENTAL LEASE AGREEMENT                                | TO LEASE NO.<br>GS-08P-14411    |                       |

ADDRESS OF PREMISE The Lincoln Center

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

whose address is BOYER GSA RIO GRANDE, L.C.  
C/O THE BOYER COMPANY  
90 SOUTH 400 WEST, SUITE 200  
SALT LAKE CITY, UT 84101-1365

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 accept space, state the correct square footage under lease, provide the correct name and address for the property, and set the occupancy/rent commencement date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, March 1, 2012, as follows:

The following lease paragraphs are deleted and replaced in their entireties:

"1. The Lessor hereby leases to the Government the following described premises:  
A total of 109,561 rentable square feet of office and related space, which yields approximately 101,005 ABOA square feet of space in a building to constructed at 2365 Lincoln Avenue, Ogden, Utah, 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 350 surface parking spaces for exclusive use of Government employees and patrons."

"2. TO HAVE AND TO HOLD the said premises with its appurtenances for the term beginning on March 1, 2012, and continuing through February 29, 2032, subject to termination and renewal rights as may be hereinafter set forth. " 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.

[Redacted Signature]

(Signature)

*Manager*  
\_\_\_\_\_  
(Title)

90 South 400 West, Ste. 200  
SALT LAKE CITY, UT 84101  
\_\_\_\_\_  
(Address)

[Redacted Signature]

Contracting Officer  
\_\_\_\_\_  
(Official Title)

"3. The Government shall pay the Lessor annual rent of \$3,147,687.53 at the rate of \$262,307.29 per month in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

BOYER GSA RIO GRANDE, L.C.  
 C/O THE BOYER COMPANY  
 90 SOUTH 400 WEST, SUITE 200  
 SALT LAKE CITY, UT 84101-1365"

"4. Neither the Government nor the Lessor retains any termination rights under this lease.\*"

"14.

| Year | Shell Rate     | TI's         | Taxes        | Security  | Operating    | Annual Rental  |
|------|----------------|--------------|--------------|-----------|--------------|----------------|
| 1    | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 2    | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 3    | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 4    | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 5    | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 6    | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 7    | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 8    | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 9    | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 10   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 11   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 12   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 13   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 14   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 15   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 16   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 17   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 18   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 19   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |
| 20   | \$2,113,238.27 | \$118,276.55 | \$255,277.05 | \$7907.70 | \$652,987.96 | \$3,147,687.53 |

\*Base rates are indicated for illustrative/evaluation purposes only

\*CAF will be used to convert from RSF to USF

\*Annual escalation will be applied to operating costs and taxes per SFO paragraphs