

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT	DATED: 1/24/13
	NO. 1 (revised)	
TO LEASE NO. GS-08P-14479		

ADDRESS OF PREMISES Stonebridge Park  
1793 West 1250 South  
Orem, Utah 84058

THIS AGREEMENT, made and entered into this date by and between  
 whose address is McDonald's Crown Apartments, LC  
 c/o Craig McDonald, 2177 Eagle Ray Court  
 Salt Lake City, Utah 84121

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 provide for tenant improvement work in the above referenced location as outlined in Attachment A attached hereto and as requested by the [redacted] Agency.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended January 1, 2013 as follows:

The Lessor agrees to provide, install, and maintain the alterations as covered in the attached Cost Summary of Requested Work dated November 4, 2011 as previously provided (attached hereto for reference). The Work consists of the installation of discussed items listed on the Cost Summary up to and including plumbing, power/electrical, HVAC, General Construction and Fees. The Government agrees to reimburse the Lessor the amount of \$204,374.00 upon the completion and acceptance (by the Government) of said work via a modification to rent by amortizing as follows:

1/1/2013 - 10/2015	Annual Amount of \$119,712.00	Monthly Amount of \$9,976.00 (shell)
1/1/2013 - 10/2015	Annual Amount of \$42,241.00	Monthly Amount of \$3,520.08 (operating)
1/1/2013 - 10/2015	Annual Amount of \$80,854.68	Monthly Amount of \$6,737.89 (tenant improvements)**
		Monthly Amount \$20,233.89

\*\* Tenant Improvements amount is \$204,374.00, amortized at 8% for the time period of 34 months.

11/2015 - 10/2020	Annual Amount of \$137,496.00	Monthly Amount of \$11,458.00 (shell)
11/2015 - 10/2020	Annual Amount of \$42,241.00	Monthly Amount of \$3,520.08 (operating)
		Monthly Amount \$14,978.08

The Government agrees to reimburse the Lessor in the total amount of \$4,089.00 for work requested by the [redacted] for the purchase and installation of upgraded HVAC for the server room, grinder pump for the holding area, additional data drops, supply, install and programming for Norstar phones, and a credit for deleting scope items for [redacted]. The parties hereto have agreed that the total amount to be reimbursed may be paid via a lump sum payment at the satisfactory completion of this work. In no event shall any payment be made prior to the Government's inspection and acceptance.

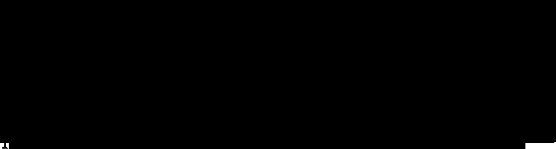
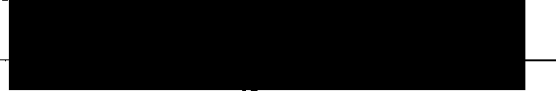
The Lessor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN #PS0025351. [Invoices submitted without the PDN are immediately returned to the Lessor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). 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."

*CBM*  
19 Dec 12

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, McDonald's Crown Apartments, LC

BY   
IN 

General Manager  
(Title)

19 Dec 2012  
(Date)

  
(Address)

ADMINISTRATION



CONTRACTING OFFICER  
(Official Title)

(Date)