

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-08P-14557	DATE	PAGE 1 of 1
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ADDRESS OF PREMISES **245 North Jimmy Doolittle Road, Salt Lake City, UT 84116-3730**

**THIS AGREEMENT**, made and entered into this date by and between **PIONEER INCORPORATED**

whose address is **4804 SOUTH DIPO PLACE  
SALT LAKE CITY, UT 84117-5033**

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 add up to \$25,000.00 in tenant improvements to the Lease and establish the Government's Commission Credit.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon Government Execution.

1. The Government shall add up to \$25,000.00 in Tenant Improvements to be completed within 30 working days from the Government's Notice to Proceed. The exact cost shall be later determined and re-amortized into the remaining five years firm term of the lease at 7% per annum annually by a Supplemental Lease Agreement.

2. Part II of the Offer, Paragraph C. Rental, Subparagraph 4 shall be replaced in its entirety with the following:

"4. Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

In accordance with SFO paragraph 1.7, *Broker Commission and Commission Credit*, CB Richard Ellis, Inc. ("CBRE") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CBRE have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 1.7, only [REDACTED], which is [REDACTED] of the Commission, will be payable to CBRE when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured.

First month's rental payment of \$5,950.00 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Second month's rental payment of \$5,950.00 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Third month's rental payment of \$5,950.00 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent)."

All other terms and conditions of the lease shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR**

SIG [REDACTED]	NAME OF SIGNER Jeri Anne Bott, President - PIONEER INCORPORATED
ADD [REDACTED]	

**IN PRESENCE OF**

SIG [REDACTED]	NAME OF SIGNER <i>Rinaldo Hunt</i>
ADD [REDACTED]	

10 Box 206148, SLC, UT 84152  
UNITED STATES OF AMERICA

SIGNATURE [REDACTED]	NAME OF SIGNER Tammy R. Eatough
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer