

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 1

DATE: 8/27/2012

TO LEASE NO. LUT14719

ADDRESS OF PREMISES 3784 South 1500 East circle, #205, Saint George, UT 84790

THIS AGREEMENT, made and entered into this date by and between Burgeon, LLC whose address is: 3056 South Mountain Ledge Drive, Saint George, UT 84790

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

WHEREAS, the parties hereto desire to reconcile annual rent, and TI buildout amortization cost
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, 10/1/2012 as follows:

- 1) The following paragraph is hereby revised as follows:
Lease Term: " TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 7 years beginning 10/1/2012 ...
- 2) Section 1.03 is revised as follows.... Payment shall be made monthly in arrears following the rent schedule below:

Annual Rent applies to Years	Total Shell Rent	Total Operating Costs***	Total TI**	Total Structured Parking	Total Surface Parking	Total Annual Rent
0 to 5	\$16,508.04	\$9,375.00	\$4,201.98	\$0.00	\$0.00	\$30,085.02
6 to 7	\$16,508.04	\$9,375.00	\$0.00	\$0.00	\$0.00	\$25,883.04


* Tenant Improvements cost for the build out total the amount of \$35,184.04, in which \$17,500 will be paid lump sum upon acceptance of space
**The Tenant Improvements Allowance is amortized at a rate of 7% per annum for 5 years.
***Rents shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses..


Rent for a lesser period shall be prorated...

- 3) Section 1.08 Percentage of Occupancy for Tax Adjustment is hereby deleted in its entirety
- 4) Section 1.09 is hereby revised as follows:
"The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the lessor's base rate for operating costs shall be \$3.75per RSF(\$9,375/annum)

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: Burgeon, LLC

BY:  Manager
82BF3D8581 (Signature) (Title)

IN PRESENCE OF  (Address) 3056 S. Mountain Ledge Dr. St. George, UT 84790

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

BY:  CONTRACTING OFFICER
(Signature) (Official Title)