

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT (SLA) No. 1	DATE 7/12/12 <i>[Signature]</i>
ADDRESS OF PREMISE 730 Yokum Street Elkins, WV 26241-3354	TO LEASE NO. GS-03B-11341	
<p>THIS AGREEMENT, made and entered into this date by and between Elkins Metro Corporation</p> <p>whose address is : 1200 Harrison Ave, Suite 100 Elkins, WV 26241-3394</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to <u>establish lease commencement date and annual rent.</u></p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>6/16/2012</u> as follows:</p> <p>A. Paragraph 2 of the Standard Form 2 of the lease is hereby amended by deleting the existing text in its entirety and inserting in lieu there of the following:</p> <p style="padding-left: 40px;">"2. TO HAVE AND HOLD the said premises with their appurtenances for the term beginning on <u>June 16, 2012 through June 15, 2022</u>, subject to termination and renewal rights as may be hereinafter set forth."</p> <p>This Supplemental Lease Agreement contains 2 pages.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
LESSOR BY <u>[Redacted Signature]</u> (Signature)	<u>PRESIDENT</u> (Title) <u>1200 HARRISON AVE - ELKINS, WV 26241</u> (Address)	
UNITED STATES OF AMERICA BY <u>[Redacted Signature]</u>	<u>Contracting Officer</u> (Official Title)	

Lessor HES Government CR

Supplemental Lease Agreement
No. 1 CONTINUED

To Lease No.
GS-03B-11341

B. Paragraph 13 of the RIDER TO THE LEASE is hereby amended by deleting the existing text in its' entirety and inserting in lieu thereof the following:

"13.

Years 1-5:

The Total annual rent of \$93,532.73 which breaks down as follows:

Shell Rent \$61,627.59

Total TI Allowance utilized \$39,992.72 which equated to an Amortized annual cost of \$9,278.06

Interest Rate 6%

Annual Cost of Services \$22,627.08 per year, plus accrued operating cost escalations per Paragraph 4.3
"Operating Costs."

Years 6-10

The total annual rent of \$84,254.67 breaks down as follows:

Shell Rent \$61,627.59 per year.

Annual Cost of Services: \$22,627.08 per year.

Lessor HIS Government CR
Supplemental Lease Agreement No. 2