

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07176	DATE 7/7/11	PAGE 1 of 2
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## ADDRESS OF PREMISES

Choggiung Business Center, 104 Main Street, Suite 301A, Dillingham, AK 99576

**THIS AGREEMENT**, made and entered into this date by and between **Choggiung Ltd., an Alaska Corporation**whose address is 104 Main St, STE 201  
Dillingham, AK 99576-0000hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:**WHEREAS**, the parties hereto desire to amend the above Lease to establish beneficial occupancy and adjust the rental rate for tenant improvements**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 1, 2011, as follows:

Part II Blocks B, C.5., and C.6. are deleted in their entirety and replaced with the following:

Part II Block B. Term: To have and to hold for the term commencing June 1, 2011 and continuing through May 31, 2016. This lease may be renewed at the option of the Government for two (2) five (5) year periods at the pricing listed in blocks C.5 and C.6 below provided notice be given 90 days in advance of the expiration of the original term or any renewal term, all other terms and conditions of the lease shall remain the same during any renewal term. The Government may terminate this lease in whole or in part at any time on or after year 5, by giving at least 90 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

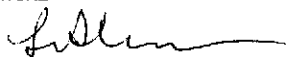
Part II Block C. 5. Amount of Annual Rent: \$59,256.00 for years 1-5  
\$60,243.60 for year 6-10 (1<sup>st</sup> Option)  
\$65,181.60 for years 11-15 (2<sup>nd</sup> Option)

Part II Block C. 6. Rate Per Month \$4,938.00 for years 1-5  
\$5,020.30 for year 6-10 (1<sup>st</sup> Option)  
\$5,431.80 for years 11-15 (2<sup>nd</sup> Option)

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**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.**LESSOR - Choggiung, Ltd., an Alaska Corporation**

SIGNATURE



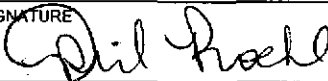
NAME OF SIGNER

Lance A. Nunn

ADDRESS

**IN PRESENCE OF**

SIGNATURE



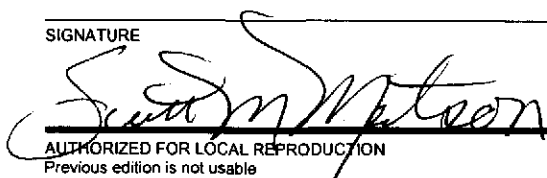
NAME OF SIGNER

April Boehl

ADDRESS

**UNITED STATES OF AMERICA**

SIGNATURE



NAME OF SIGNER

OFFICIAL TITLE OF SIGNER

C.O.

3) **BROKER COMMISSION AND COMMISSION CREDIT (NOV 2006)**

For the purposes of this SFO, Jones Lang LaSalle Americas, Inc. (the Broker) is the authorized real estate broker representing GSA. A GSA Contracting Officer must review, approve, and execute the Lease. The government expects the Lessor to pay a commission to the Broker. By submitting an offer, the Lessor agrees that if the Lessor is paying a commission or fee in connection with this lease transaction to a listing agent, an offering agent, or broker, property manager, developer, or any other agent or representative, then the Lessor will pay a commission to the Broker that it normally would be entitled to pursuant to local business practices, as evidenced through a brokerage agreement between the Lessor and the Broker. The commission will be negotiated between the Lessor and the Broker and will be based on a lease term not to exceed the firm term of the lease contract. Commissions will not be negotiated or collected on option periods or for lease terms beyond the firm term of the lease. The Lessor agrees that the commission to be paid to the Broker shall be paid not later than the Lease Commencement date as defined in the "Construction Schedule of Tenant Improvements" paragraph in the MISCELLANEOUS section of this SFO. As part of the offer, the Offeror shall disclose any and all commissions and/or fees to be paid by the Lessor including both the Lessor's agent(s), broker(s), property manager, developer or any other agent or representative and the Broker.

For the benefit of the Government, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction. The resulting total dollar value of the foregone commission (the Commission Credit) shall be applied in equal monthly amounts against shell rental payments due and owing under the Lease. The rental amount payable shall be reduced by the Commission Credit at the commencement of the Lease, over the minimum number of months that will not exceed the monthly shell rental, until the Commission Credit has been fully recaptured. The parties agree to execute a Supplemental Lease Agreement setting forth the full nature, extent, terms, and conditions of commissions paid to the Broker and the Commission Credit to be applied against the Government's rental payment obligations under the Lease.

For purposes of price evaluation, the Commission Credit shall be treated as a deduction from the rent in accordance with the "Price Evaluation" paragraph in the SUMMARY section of this SFO. The amount of the commission paid to GSA's Broker shall not be considered separately as part of this price evaluation since the value of the commission is subsumed in the gross rent rate.

Adjusted monthly rent payments (application of commission credit):

The commission credit shall be applied in equal monthly amounts against the rental payments over the minimum number of months that will not exceed the monthly rental of the SFO. The commission credit shall begin in month one (1) of the Lease. The monthly rent is [REDACTED]. The commission credit is calculated as follows:

TOTAL RENT:	Years 1-5:	$\$59,256.00 \times 5 =$	\$296,280.00
	TOTAL FIRM TERM:		\$296,280.00

Total Commission:  
GSA Credit:  
Jones Lang LaSalle:

[REDACTED]

The monthly rent adjusted for the total GSA commission credit of [REDACTED] is as follows:

Rent Period	Scheduled Monthly Rent	Commission Credit	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1	\$4,938.00	[REDACTED]	[REDACTED]	[REDACTED]
Month 2	\$4,938.00	[REDACTED]	[REDACTED]	[REDACTED]

The Lessor agrees that the commission of [REDACTED] is due and payable to Jones Lang LaSalle pursuant to that certain Broker Commission Agreement dated April 7, 2010.

All other terms and conditions remain in full force and effect.

Initials: Lessor

[Signature]

/Gov't

[Signature]