

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 1	DATE 8/15/11
ADDRESS OF PREMISES University Plaza 960 Broadway Avenue Suite 340 Boise, ID 83706		TO LEASE NO. GS-10B-07243	BUILDING NUMBER ID4362ZZ

THIS AGREEMENT, made and entered into this date by and between : Pitchfork Management Group
 whose address is: 250 South 5th St., 2nd Floor, Boise, ID 83702

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **August 10, 2011**, as follows:

Supplemental Lease Agreement (SLA) No.1 is issued to delete SLA#5 with Lease GS-10B-06623 in its entirety, as Lease GS-10B-06623 has been replaced with Lease GS-10B-07243, and to incorporate the remodel and alterations [redacted] place in the University Plaza. The Lessor has agreed to amortize \$47,040.00 in the superceding lease GS-10B-07243. This leaves a balance of \$66,348.00 to be paid as a lump sum to the Lessor as described below:

Details of the cost proposal, statement of work and pricing information are attached as Exhibit A, Pages 1-12

The Lessor or their contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations for the project listed above based on mutually approved plans, budgets and schedules. The Government will make payment to the Lessor for \$66,348.00, the entire cost of the project after completion, inspection and final acceptance within 30 days of the Government's receipt of the Lessor's itemized invoice. The invoice should be submitted electronically to (www.finance.gsa.gov) with a courtesy copy to Lois.Peterson@gsa.gov OR sent to the addresses below.

A proper invoice must include the following:

- Invoice Date
- Name of the Lessor as shown on the lease
- Lease number, building address, description of service to include price and quantity of the items delivered.
- Invoice must contain the GSA Identifier PDN # PS0018937

Invoice Address:

General Services Administration,
Attn: PBS Payments Branch (7BCP)
 PO Box 17181,
 Fort Worth, TX 76102

Courtesy Copy Address:

GSA Service Center
 c/o Lois Peterson
 550 W. Fort St., Suite 387.
 Boise, ID 83724

It is agreed that the Lessor waives any and all rights of restoration against the Government at the expiration of the lease term concerning Exhibit A.

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 Pitchfork Management	
BY <u>Ben Shaly</u> (Signature)	<u>Property Manager</u> 250 5 th St., 2 nd Flr Boise, ID 83702 (Title) (Address)
IN PRESENCE OF <u>[Signature]</u> (Signature)	
UNITED STATES OF AMERICA	
BY <u>Lois Peterson</u> (Name/Signature)	CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)