

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT

DATE

NO. 1

JULY 20, 2011

TO LEASE NO.

GS-04B-50095

ADDRESS OF PREMISES **Republic Bank Building  
9600 Brownsboro Road  
Louisville, KY 40241-3905**

THIS AGREEMENT, made and entered into this day by and between **Jaytee-Springhurst, LLC**

whose address is **601 West Market Street  
Louisville, KY 40202-2700**

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 issue the Notice to Proceed for the amount not to exceed \$150,196.10.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **June 24, 2011** as follows:

**The purpose of this supplemental lease agreement is to issue a Notice To Proceed, amend the costs associated with the site construction alterations and amend paragraph 4.8 section A.**

This serves as a Notice To Proceed (NTP) for the construction of tenant improvements for the [REDACTED] agency's space located in the Republic Bank Building at 9600 Brownsboro Road in Louisville, Kentucky.

The Notice To Proceed (NTP) is issued and shall NOT EXCEED the amount of \$150,196.10. The Lessor hereby acknowledges that the Notice To Proceed (NTP) issued under this Supplemental Lease Agreement does not authorize the expenditure of funds beyond the amount above. Any additional expenditures made but not first authorized by a General Services Administration Contracting Officer in writing will be made at the Lessor's risk.

The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless approved by a General Services Administration Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.

The following reflects the final costs for the construction alterations associated with this project.

Total (Divisions 1-16) Construction Costs Dated June 15, 2011	\$150,196.10
Total Tenant Allowance In Lease	\$155,376.76
Total Construction Costs Balance Owed To GSA	\$ 5,180.66
Total Construction Cost To Be Paid Lump Sum To Lessor In Rent	\$150,196.10

If no other Tenant Improvement is used for this project, the Tenant Improvement will be adjusted on the reconciliation Supplemental Lease Agreement for the start of the rent.

The Tenant Improvement Bid (titled Exhibit 2) is hereby made apart of the lease contract.

Paragraph 4.8 section A of the original lease and any subsequent supplemental lease agreements is hereby amended to read:

Paragraph 4.8

- A. Cleaning shall be performed during daytime hours as stated on page six (6) of Exhibit 1 (Physical Security Requirements/Specifications For [REDACTED] Facilities) Cleaning Personnel, Lessor Requirements, number one (1).

The Lessor hereby waives all restoration rights.

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 **Jaytee-Springhurst, LLC**

BY

(Signature)

**General Partner, JayTec Properties Ltd. Part.**  
(Title)

IN PRESENCE OF

(Signature)

**601 W Market ST, Louisville KY 40202**  
(Address)

UNITED STATES OF AMERICA **RYAN Y. JOHNSON**

Contracting Officer

BY

(Signature)

**GENERAL SERVICES ADMINISTRATION**  
(Official Title)