

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO GS-06P-90076	DATE JUN 07 2010	PAGE 1 of 3
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ADDRESS OF PREMISES

3351 Square D Drive, SW, Cedar Rapids, Iowa

THIS AGREEMENT, made and entered into this date by and between Regent Investments, LLC

whose address is 222 3rd St., SE, Room 230
Cedar Rapids, IA 52401-1508

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 _____, as follows:

1. The printed word "effective" immediately above was deleted prior to signature by either party.
2. The purpose of this Supplemental Lease Agreement (SLA) is to issue Notice to Proceed (NTP) established 5/3/2010 for the alterations needed at this location for the [REDACTED] long-term lease awarded 9/1/2009. The scope of required alterations includes demo, plumbing, concrete floors, holding cell installation, demising wall construction and more as indicated on the 3/12/2010 attached approved A1 drawing, and further delineated on the T1 3/29/10 construction drawings (CDs). The Lessor will be responsible to provide, install, and maintain alterations within the above scope, and for providing a construction schedule for the overall project which is estimated to take four (4) months, upon completion of the holding cell and evidence area.

The Not to Exceed (NTE) construction costs for the above scope is \$2,684,875 and will be funded partially through amortized rental rates as documented in paragraph 7 of this lease, and additional lump sum payments, as follows: \$781,289.46 of the NTE costs will be amortized in the rent at 6.795 % over 5 years and become effective when the space is accepted by the Government, the remaining NTE costs of \$1,903,585.54 will be funded by lump sum payments when properly invoiced as explained below, received, accepted, and approved by the Government.

LESSOR *[Signature]* Gov 1,237,426⁹⁶

3. Rental rates as established in paragraph 3 of this lease will become effective upon acceptance of the space by the Government. The amortization period for above improvements will coincide with the acceptance of space and established with an additional SLA..

(See attached Page 2 and A1 Drawing)

All other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: Regent Investments, LLC

SIGNATURE <i>[Signature]</i>	NAME OF SIGNER Robert Becker
ADDRESS 222 3 rd ST SE Suite 230 Cedar Rapids, IA 52401	
IN THE PRESENCE OF (SIGNATURE) <i>Thomas Matovina</i>	NAME OF SIGNER Thomas Matovina
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	
SIGNATURE <i>Patrick G. Walsh</i>	NAME OF SIGNER Patrick G. Walsh
	OFFICIAL TITLE OF SIGNER Contracting Officer

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Prescribed by GSA - FPR (41 CFR) 1-16.601

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4. All existing terms and conditions of the subject lease shall remain in full force and effect.

Payment for all lump sum items shall become due thirty (30) days after completion of the work, acceptance by the Government, and receipt of invoice from the Lessor.

The original invoice must be sent directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Payments Division (7BCP)
P.O. Box 17181
Ft. Worth, TX 76102
Telephone: (817)334-2397

A copy of the invoice must be provided to the Realty Specialist

General Services Administration
Patrick Walsh
East Leasing Services Branch (6PRE)
Real Estate Acquisition Division
1500 East Bannister Road
Kansas City, MO 64131-3088
Fax: 816-926-8307

A proper invoice must include:

- Invoice date
- Name of the Lessor exactly as shown on the lease
- **GSA PDN #PS0017254 noted at the top of the invoice**
- Remit to address as follows:
 - Regent Investments, LLC
 - 222 3rd Street, SE, Room 230
 - Cedar Rapids, IA 52401-1508
- Lease Contract number GS-06P-90076, and building address
- Supplemental Lease Agreement number 1
- Description, price and quantity of property and services actually delivered and rendered

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the lease contract is made.

INITIALS: AV & P

Lessor

Government

Lease No. GS-06P-90076
SLA No. 1