

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
3	GS-06P-70090	JUL 14 2010	1 of 2
ADDRESS OF PREMISES			
308 N Locust Street - Grand Island, NE 68801-5969			

THIS AGREEMENT, made and entered into this date by and between: Downtown Center, LLC

whose address is 308 N Locust Street  
Grand Island, Nebraska 68801-5969

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 June 24, 2010 as follows:

This Supplemental Lease Agreement (SLA) provides for miscellaneous change orders to be paid for by a total lump sum payment of \$41,084.70 to the Lessor.

1. The Lessor agrees to perform the approved change orders below. Work shall be completed during normal business hours of 7:00 a.m. to 5:00 p.m. All changes shall be completed no later than October 15, 2010. The Lessor shall furnish all parts, tools, labor, equipment, and materials required to perform the entire job. All work shall be accomplished in accordance with local code and in accordance with the best practices of the trade and in a manner acceptable to the Government. All electrical alterations shall be done in accordance with local codes.

Change Order Number 8 - Removal of pipes out of [REDACTED] space:

The Government hereby accepts the Lessor's proposal dated June 2, 2010, attachment 3-1, for a lump sum payment in the amount of [REDACTED]

Change Order Number 9 - Window option A:

The Government hereby accepts the Lessor's proposal dated June 1, 2010, attachment 3-2, for a lump sum payment in the amount of [REDACTED]

Change Order Number 10 - Rooms 6 and 14 drywall:


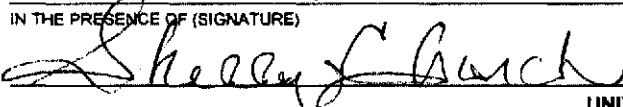
The Government hereby accepts the Lessor's proposal dated June 15, 2010, attachment 3-3, for a lump sum payment in the amount of [REDACTED]

Continued on Page 2


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

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

## LESSOR

SIGNATURE	NAME OF SIGNER
 Downtown Center, LLC manager	Gordon Glade
ADDRESS	
308 N Locust Street Grand Island, NE 68801-5969	
IN THE PRESENCE OF (SIGNATURE)	NAME OF SIGNER
	Shelly Church

## UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER
	Matthew Helmering
	OFFICIAL TITLE OF SIGNER
	Contracting Officer

2. Upon completion, inspection, and acceptance of the change orders by the Contracting Officer, and submission of a proper invoice, the Government agrees to compensate the Lessor for miscellaneous Change Orders 8 thru 10 in the amount of \$41,084.70 in a lump payment.

The original invoice is to be sent to:

GSA, Finance Division (7BCP)  
P.O. Box 17181  
Fort Worth, Texas 76102-0181

A copy of the invoice is to be sent to:

GSA, Realty Services Division (6PRW)  
Attn: Matthew W. Helmering  
1500 E. Bannister Road, Room 2211  
Kansas City, Missouri 64131-3088

The invoice must include:

- PDN # PS0016602
- Name of the Lessor as shown on the Lease and invoice date
- Lease contract number, building address, and a description, price, and quantity of the items delivered.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

3. Upon termination of the Lease and in the event the Government elects not to remove the alterations, additions and fixtures installed pursuant to this agreement, the Lessor may not require the Government to restore premises to condition provided for in original plans and specifications. However, in the event said alterations, additions and fixtures are removed by the Government, the Government agrees to restore premises to conditions provided in original plans and specifications at commencement of its occupancy minus elements or circumstances over which the Government has no control, or pay in lieu thereof the difference between the fair market value of the property in its unrestored condition and its value in a restored condition.

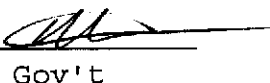
End of SLA #3

Page 2

Initials:

  
Lessor

&

  
Gov't

GS-06P-70090

SLA #3