

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

SUPPLEMENTAL
AGREEMENT

NO. 4

DATE

10/24/12

TO LEASE NO.
GS-07B-17002

ADDRESS OF PREMISES Telcoe Federal Credit Union, 820 S. Louisiana, Little Rock, AR 72201

THIS AGREEMENT, made and entered into this date by and between **Telcoe Federal Credit Union**

whose address is 820 Louisiana
Little Rock, AR 72201

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective February 18, 2012, as follows:

The purpose of Supplemental Lease Agreement (SLA) No. 4 is to establish the Lease commencement and end dates, annual rent amounts and base operating costs.

The terms of the Lease are amended with the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 18, 2012, and continuing through June 17, 2022, subject to termination and renewal rights as may be hereinafter set forth.

The term beginning on February 18, 2012, and continuing through June 17, 2012, payable at an annual lease amount of \$157,492.84, or \$13,124.40 monthly. Operating costs for this period shall be payable at \$46,139.56.

Further, the term beginning on June 18, 2012, and continuing through June 17, 2017, shall be payable at an annual lease amount of \$169,767.99, or \$14,139.75 monthly. Operating costs for this period shall be payable at \$54,518.35, annually.

The term beginning on June 18, 2017, and continuing through June 17, 2022, shall be payable at an annual lease amount of \$172,493.91, or \$14,374.49 monthly. Operating costs for this period shall be payable at \$57,244.27, annually.

1.09 OPERATING COST BASE (APR 2011)

For the term beginning on February 18, 2012, and continuing through June 17, 2012, the parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$46,139.56.


For the term beginning on June 18, 2012, and continuing through June 17, 2017, the parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$54,518.35.

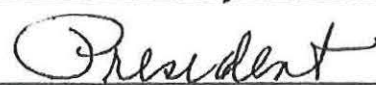
For the term beginning on June 18, 2017, and continuing through June 17, 2022, the parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$57,244.27.

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.

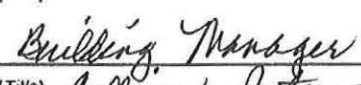
LESSOR: TELCOE FEDERAL CREDIT UNION

BY 
(Signature)


(Title)

IN THE PRESENCE OF

Witness (Signature)


(Title) *Colliers International*

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY 
(Signature)

CONTRACTING OFFICER
(Title)