

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 1	DATE 3-2-10																
ADDRESS OF PREMISES:		TO LEASE NO. GS-07B-16654																	
A To-Be-Constructed facility on approximately 1.711 acres; two tracts of land described as Lot number 12A in Block "C" (a re-plat of Lots 12 & 13 in Block "C") Commerce Commercial at Enchanted Hills Rio Rancho, Sandoval County, New Mexico																			
<p>This agreement, made and entered into this date by and between Seven Properties, L.L.P. whose address is: 4808 Jefferson, N.E. Albuquerque, NM 87109 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>The purpose of this Supplemental Lease Agreement (SLA) No. 1, to lease GS-07B-16654, is to amend the lease as stated below.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease dated July 14, 2009 is amended, effective upon execution by the Government, as follows:</p> <p>I. Paragraph 1 of the Lease shall be deleted in its entirety and replaced with the following:</p> <p>"1. The Lessor hereby leases to the Government the following described premises:</p> <p>9,755 rentable (8,728 occupiable) square feet to be constructed on 1.711 acres; two (2) tracts of land described as Lot number 12A in Block "C" Commerce Commercial at Enchanted Hills, Rio Rancho, Sandoval County, New Mexico (as described in Exhibit B attached hereto), and sixty (60) onsite parking spaces; twenty-six (26) of which shall be separated for employee parking to be used for such purposes as determined by the General Services Administration. The common area factor is agreed to as 1.117667278%. The Lessor agrees that the site of 1.711 acres shall only be used for the construction of the [REDACTED] building, parking areas and required improvements."</p> <p>II. Paragraph 3 of the Lease shall be deleted in its entirety and replaced with the following:</p> <p>"3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>TERM</th> <th>RATE PER RSF</th> <th>MONTHLY RENT</th> <th>ANNUAL RENT</th> </tr> </thead> <tbody> <tr> <td>Months 1 - 60</td> <td>\$47.895446</td> <td>\$38,935.00667</td> <td>\$467,220.08</td> </tr> <tr> <td>Months 61 - 120</td> <td>\$49.486748</td> <td>\$40,228.60250</td> <td>\$482,743.23</td> </tr> <tr> <td>Months 121 - 180</td> <td>\$46.017616</td> <td>\$37,408.48667</td> <td>\$448,901.84</td> </tr> </tbody> </table> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>LESSOR: Seven Properties, L.L.P.</p> <p>BY <u>[Signature]</u> (Signature) <u>MANAGER</u> (Title)</p> <p>IN PRESENCE OF <u>William A. Sew</u> (Signature) <u>4808 Jefferson Ave, NM 87109</u> (Address)</p> <p><u>Antonette H. [Signature]</u> (Signature)</p> </div> <div style="width: 45%;"> <p>UNITED STATES OF AMERICA</p> <p>BY <u>[Signature]</u> (Signature)</p> <p>CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION 819 Taylor Street, Room 5C05, Fort Worth, TX 76102 (Official Title)</p> </div> </div>				TERM	RATE PER RSF	MONTHLY RENT	ANNUAL RENT	Months 1 - 60	\$47.895446	\$38,935.00667	\$467,220.08	Months 61 - 120	\$49.486748	\$40,228.60250	\$482,743.23	Months 121 - 180	\$46.017616	\$37,408.48667	\$448,901.84
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