

SUPPLEMENTAL LEASE AGREEMENT

Number 1

Lease Number: GS-07B-16790

Date: 6-2-11

Address of Premises: 2020 East Aztec Avenue, Gallup, NM 87301-4804

THIS AGREEMENT, made and entered into this date by and between **Kryptonite Holdings, LLC**

whose address is 2505 East Aztec Avenue, Gallup, NM 87301-4788

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 incorporate the Design Intent Drawings into the Lease and to issue Notice to Proceed with the TI work by incorporating the actual Tenant Improvement costs into the Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 25, 2011, as follows:

Part II, Amount of Annual Rent, Paragraph C.5 of the lease is hereby deleted in its entirety and replaced as follows:

Years 1-5 \$45,570.10; which is comprised of Shell \$26,391.00; OPEX \$11,970.00; Amortized TI \$7,209.10

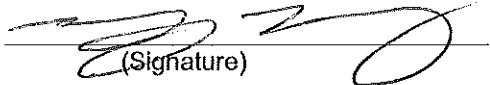
Years 6-10 \$49,096.00; which is comprised of Shell \$37,126.00; OPEX \$11,970.00; Amortized TI \$0.00

Continued on page 2

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, **Kryptonite Holdings, LLC**

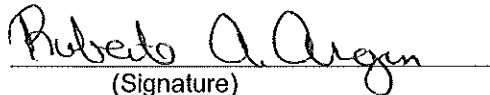
By


(Signature)

owner

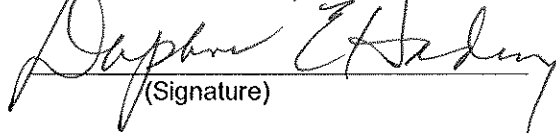
(Title)

In Presence of


(Signature)

(Address)

United States Of America, General Services Administration, Public Buildings Service.


(Signature)Contracting
(Official Title)

Part II, Rate per Month, Paragraph C.6 of the lease is hereby deleted in its entirety and replaced as follows:

Years 1-5 \$3,797.51; which is comprised of Shell \$2,199.25; OPEX \$997.50; Amortized TI \$600.76

Years 6-10 \$4,091.33; which is comprised of Shell \$3,093.83; OPEX \$997.50; Amortized TI \$14,003.00

Part III, Award, Paragraph (1) of the lease is hereby deleted in its entirety and replaced as follows:

(1) Commission and Commission Credit:

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction.

("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding GSA Form 3626, Part II (C), Boxes 5 & 6, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$3,797.51 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Part III, Award, Paragraph (1) of the lease is hereby deleted in its entirety and replaced as follows:

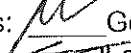

(3) Tenant Improvement Allowance:

The actual Tenant Improvement costs are included in Part II, Amount of Annual Rent, Paragraph C.5 above \$36,045.52 (\$21.806122 USF). The Tenant Improvement costs amortized over the 5 year firm term of the lease agreement at an interest rate (amortization rate) of 0.00% per year is \$3.794265 per RSF and \$4.361224 per USF. The cost detail is hereby attached herein as Exhibit A (1 page).

Lease Number GS-07B-16790 is hereby amended to add Part IV, Paragraph 1 into the lease contract to incorporate the attached approved Design Intent Drawings referenced herein as Exhibit B (1 page).

The Lessor is hereby issued Notice to Proceed with the interior alterations.

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

Initials:  Gov't
 Lessor