

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 2	DATE <u>7/9/2012</u>
ADDRESS OF PREMISES: Agricultural Center Office Building USDA, 208-224 N. Orchard Stillwater, OK 74078-2925		
THIS AGREEMENT, made and entered into this date by and between Oklahoma State University whose address is 401 Whitehurst Hall Stillwater, OK 74078-1030 hereinafter called the Lessor, and the UNITED STATES OF AMERICA , hereinafter called the Government: WHEREAS , the parties hereto agree to supplement the above Lease. NOW THEREFORE , these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows: 1.) To reduce the amount of leased area; and 2.) Change the rental payment schedule; and 3.) Establish percentage of Occupancy; and 4.) Establish Base Costs of Services; and 5.) All terms and conditions shall remain in full force and effect. <div style="text-align: center;">See Attached</div> IN WITNESS WHEREOF , the parties subscribe their names as of the above date.		
BY: Oklahoma State University <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <u><i>Sam McFee</i></u> Signature </div> <div style="width: 45%;"> <u>ASST DIR RISK, PROPERTY MGMT</u> Title </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <u>SAMUEL N McFee</u> Printed Name </div> <div style="width: 45%;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> Witnessed in the presence of : <u><i>Barbara J Pittman</i></u> Signature <u>BARBARA J. Pittman</u> Printed Name </div> <div style="width: 45%; text-align: center;"> <div style="background-color: black; width: 150px; height: 80px; margin: 0 auto;"></div> City, State, Zip </div> </div>		
UNITED STATES OF AMERICA <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u><i>[Signature]</i></u> Contracting Officer </div> <div style="width: 45%;"> <u>Contracting Officer</u> (Official Title) </div> </div>		



Supplemental Lease Agreement #2
LOK16907

208-224 N. Orchard
Stillwater, OK 74078-2925

1.) The Lessor and Government have agreed to reduce the amount of leased area from 37,257 ANSI/BOMA Office Area and 44,120 Rentable Square Footage (RSF) to 36,112 ANSI/BOMA Office Area and 42,765 RSF. The specific leased area the Government will release back to the Lessor is depicted and outlined on the attached Floor plan labeled Exhibit "A."

2.) The new Rent Schedule shall be as follows:

From **March 1, 2012** through **May 31, 2016** the total annual rental shall be **\$520,297.87** at the rate of **\$43,358.16** paid monthly in arrears. The total annual rent consists of Shell Rent of **\$310,901.55**, annual Operating Costs of **\$209,396.32** plus annual CPI adjustments as stated in the Solicitation for Offer, and there are no annual Tenant Improvement Amortization costs.


From **June 1, 2016** through **May 31, 2021** the total annual rent shall be **\$551,516.21** at the rate of **\$45,959.68** paid monthly in arrears. The total annual rent consists of Shell Rent of **\$342,119.89**, annual Operating Costs of **\$209,396.32** plus annual CPI adjustments as stated in the Solicitation for Offer, and there are no annual Tenant Improvement Amortization costs.

3.) The percentage of Occupancy is established at **58.802%** (42,765rsf / 72,727rsf)

4. The Base Operating Costs for this lease is established at **\$216,031.00** ($4.896442 \times 44,120$)

5.) All other terms and conditions of the lease agreement shall remain in full force.

Gov't Initials



Lessor initials: