

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
No. 4

DATE (GOVT only)

7/12/10

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO:
GS-07B-16653

ADDRESS OF PREMISES:

1701 Director's Blvd
Austin, TX

THIS AGREEMENT, made and entered into this date by and between State Teachers Retirement System of Ohio

whose address is: 275 E Broad St
Columbus, OH 43215-3703

hereinafter called the Lessor and UNITED STATES OF AMERICA, hereafter call 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 upon execution by the Government.

The purpose of this Supplemental Lease Agreement is to issue the Notice to Proceed for construction of alterations for the 6th floor space.

Space Alterations

1. The Lessor is hereby given Notice to Proceed to start construction of the 6th floor of 1701 Director's Blvd in accordance with the following Scope of Work and Exhibits A and B, which are attached to and made part of this lease, with substantial completion no later than 30 days from Government execution of this SLA.

Scope of Work

- a. Furnish and install four (4) water lines in the north wall of the break room (room 623) as follows: two (2) water lines for connection to each of two refrigerators, one (1) water line, with RPZ, for future connection to icemaker, but capped, and one (1) water line for connection to coffee maker. Total cost of water line work is \$ [REDACTED]
- b. Furnish and install two (2) 208V 30amp outlets on the north wall (lower right corner) of IT room #621; furnish and install four (4) 115V – quadraplex outlets on north wall center of IT room #621 stacked on top of each other vertically in middle of wall; furnish and install four (4) 115V – quadraplex outlets on south wall of IT room #621 (2 on the left of the wall and 2 on the right side of the wall); furnish and install one (1) ground bar (2 foot by 3 inches) in the IT personnel room #622 on the west side ceiling. Total cost of electrical work is [REDACTED]

Continued on Sheet 2, attached hereto and made a part of the lease.

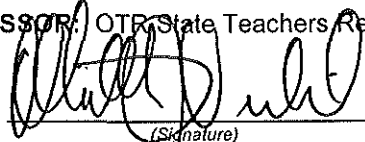
All other terms and conditions of the lease shall remain in full force and effect.

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

LESSOR: OTR State Teachers Retirement System of Ohio

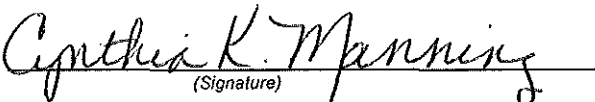
Matthew J. Vulanich
Authorized Agent

BY


(Signature)

(Printed Name and Title)

IN PRESENCE OF (witnessed by)


(Signature)

STRS
275 E. BROAD ST.
Columbus, OH 43215
(Address)

UNITED STATES OF AMERICA

Contracting Officer
General Services Administration
819 Taylor St, Fort Worth, TX 76102
(Official Title)


(Justina Llewellyn)

- c. Furnish and install a security system per the attached Exhibit A resulting from conference between security contractor and tenant agency. Total cost for security system work is [REDACTED]
- d. Furnish and install one (1) electric outlet in room 607 west side wall center; and one (1) electric outlet in room 607 north side wall center; and two (2) data outlets in room 621 south side wall on the right side; and two (2) data outlets in room 621 south side wall on the left side. Total cost of this electrical and data work is [REDACTED]
- e. Room 623 (break room) - Remove existing dishwasher and associated plumbing in room 623 and replace with a cabinet and three shelves to match existing finishes. Total cost of this finish work is [REDACTED]

The alterations described above and in the attached Exhibits A and B pursuant to this SLA shall be maintained by the Lessor during the term of this lease and are to remain the property of the Lessor. Lessor waives restoration of the premises for these alterations.

- 2. This SLA is subject to the following conditions:
 - a. Work will be performed during business hours.
 - b. Any unnecessary power interruptions during the construction shall be coordinated with the tenant agencies.
- 3. The total cost for the above work is \$29,604.06 plus 5% overhead for a total of \$31,084.26. All alterations performed under this contract shall not exceed \$31,084.26. Upon completion, inspection, and acceptance of the work by the Contracting Officer, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$31,084.26 within 30 days upon receipt of an original invoice. If Lessor delivers the space with improvements not authorized or requested in writing by the GSA Contracting Officer, the Lessor shall not be entitled to compensation if the improvements remain in place after the Government's acceptance of space.

The original invoice must be submitted directly to the GSA Finance office electronically on the Finance website at www.finance.gsa.gov and a copy provided to the Contracting Officer's designee. If you are unable to process the invoice electronically you may mail the original invoice to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
PO Box 17181
Fort Worth, TX 76105-0181

A copy of the invoice must be provided to the Contracting Officer's designee at the following address:

Ed Budzinski
US General Services Administration
Albuquerque Federal Courthouse
PO Box 1129
Albuquerque, NM 87103

A proper invoice must be on the Lessor's company letterhead and include the following:

- Invoice Date
- Name of the Lessor as shown on the Lease
- Lease contract number and building address
- Description, price, and quantity of items delivered
- GSA PDN # **PS0017470**

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

Government Initials



Lessor Initials

