

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 1

DATE:

12/2/10

TO LEASE NO. GS-08P-14461

## ADDRESS OF PREMISES

THIS AGREEMENT, made and entered into this date by and between: HANS J HEGERL

whose address is

hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the Lessor agrees to perform the work in accordance with the terms and conditions of said lease as amended.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective October 20, 2010 as follows:

Paragraph 3 is hereby deleted and replaced with the following:

## Rent Schedule:

## Proposed rent structure

DATES	YEAR	RENTABLE SQUARE FOOTAGE	ANNUAL BASE RENT	ANNUAL TENANT IMPROVEMENTS	ANNUAL TAXES	ANNUAL OPERATING RENT*	PARKING	ANNUAL RENT
10/20/2010-3/19/2011	1	5,360	\$ 54,492.19	\$ 2,381.44	\$ -	\$ 44,700.00	\$ -	\$ 101,573.63
3/20/2011-3/19/2012	2	5,360	\$ 54,492.19	\$ 2,381.44	\$ -	\$ 44,700.00	\$ -	\$ 101,573.63
3/20/2012-3/19/2013	3	5,360	\$ 54,492.19	\$ 2,381.44	\$ -	\$ 44,700.00	\$ -	\$ 101,573.63
3/20/2013-3/19/2014	4	5,360	\$ 54,492.19	\$ 2,381.44	\$ -	\$ 44,700.00	\$ -	\$ 101,573.63
3/20/2014-3/19/2015	5	5,360	\$ 54,492.19	\$ 2,381.44	\$ -	\$ 44,700.00	\$ -	\$ 101,573.63
3/20/2015-3/19/2016	6	5,360	\$ 54,492.19		\$ -	\$ 44,700.00	\$ -	\$ 99,192.19
3/20/2016-3/19/2017	7	5,360	\$ 54,492.19		\$ -	\$ 44,700.00	\$ -	\$ 99,192.19
3/20/2017-3/19/2018	8	5,360	\$ 54,492.19		\$ -	\$ 44,700.00	\$ -	\$ 99,192.19
3/20/2018-3/19/2019	9	5,360	\$ 54,492.19		\$ -	\$ 44,700.00	\$ -	\$ 99,192.19
3/20/2019-3/19/2020	10	5,360	\$ 54,492.19		\$ -	\$ 44,700.00	\$ -	\$ 99,192.19

\* Operating rent is subject to annual escalation in accordance with Paragraph 4.3 of SFO No. 8CO2137

Paragraph 15 is hereby incorporated into the Lease:

"15. Pursuant to Paragraph 1.10 and 1.11 of the Solicitation for Offers No. 8CO2137, entitled "Tenant Improvements" and "Tenant Improvements s rental Adjustment", respectively, the Lessor agrees to provide the government with all labor, materials, equipment, quality control, and supervision necessary to complete the tenant improvements as Described below to Include:

Replacement of existing carpet in the leased space, painting of the entire leased space, and installation of conduit in processing area.


The cost of said improvement is \$9,025.03, to be amortized at the rate of 7.00% over the remainder of the firm term of the Lease (\$2,381.44 annually). The costs associated with all change orders must be agreed to contractually prior to the initiation of any work associated with the requested change orders."

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, HANS J HEGERL

  
(Signature) \_\_\_\_\_ (Title) Owner

IN PRESENCE OF

  
(Signature) \_\_\_\_\_ (Address) [Redacted Address]

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY  \_\_\_\_\_ CONTRACTING OFFICER  
(Signature) \_\_\_\_\_ (Official Title)