

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE

NO. 28 JUL 2 7 1993
TO LEASE NO.

SUPPLEMENTAL LEASE AGREEMENT

GS-

04B-31332

ADDRESS OF PREMISES

333 Scott Street
Covington, Kentucky

THIS AGREEMENT, made and entered into this date by and between

SCOTT STREET LAND COMPANY, LTD.

whose address is

1885 Dixie Highway, Suite 110 Ft. Wright, Ky 41011

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called 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 ________, as follows:

Paragraph 1 is amended to reflect an addition of 13,307 nusf (\$15.00 nusf) of space, for a total of 238,307 nusf under lease.

The expansion space in the amount of 11,744 nusf will be subject to the following terms and conditions.

Paragraph 2 - To have and to hold the said premises with their appurtenances for the term beginning on January 1, 1994 through December 31, 1999.

Paragraph 3 - The Government shall pay the lessor annual rent of \$3,742,680.00 (\$15.8090 pnusf) at the rate of \$311,890.00 per month in arrears.

Paragraph 4 - The Government may terminate this space in full on or after December 31, 1999, by giving 120 days written notice to the lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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

IN <u>WITNESS WHEREOF, the parties subscribed their names as of the above date.</u>

MPANY, LTD.

1885 Differ Hung Suite 110

Ft. Waget Ky 41011

(Address)

Contracting Officer
General Services Administration

(Official Title)

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Paragraph 5 - The 13,307 nusf of space lease may be renewed at the option of the Government for the following terms and at the following rental:

Three 5-year renewal options. Rental rate will be subject to the prevailing rate of the lease as escalated. Each renewal option excercised will be for 5 years firm term.

Approximately 1,563 nusf will be rent free for the period beginning January 1, 1993 and ending December 31, 1999. Effective January 1, 2000, the space will be subject to the prevailing rental rate of the lease as escalated.

Raised flooring will be provided at no additional cost to the Government as a building standard.

Adjusted Vacant Space Rate - Approximately 13,307 nusf of space will be subject to a 25% reduction in the rental rate based on a 120 days written notice to the lessor.

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