

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NO GS-06P-01066 DATE 7/26/12 PAGE 1 of 3

ADDRESS OF PREMISES  
**8800 WATSON ROAD, CRESTWOOD, MO 63119-5114**

**THIS AGREEMENT, made and entered into this date by and between CRESTWOOD WATSON PROPERTY, LLC**

whose address is **8932 WATSON ROAD  
ST. LOUIS, MO 63119-5116**

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 as follows:

This SLA is issued to establish beneficial occupancy, and to reconcile approved tenant improvements.

1. Paragraph 2 of the Lease shall be deleted in its entirety and the following substituted therefore:

“2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning June 4, 2012, through June 3, 2022, subject to termination and renewal rights as may be hereinafter set forth.”

2. Paragraph 3 of the Lease shall be deleted in its entirety and the following substituted therefore:

“3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Year	Annualized				
	Shell	Base Cost of Services	Tenant Improvement Allowance	Building Specific Security	Total Annual Rent
6/04/2012-6/03/2019	\$168,931.95	\$82,959.00	\$69,696.91	\$2,093.66	\$323,681.52
6/04/2019-6/03/2022	\$204,412.52	\$82,959.00	\$0.00	\$0.00	\$287,371.52

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent shall be made payable to:

CRESTWOOD WATSON PROPERTY, LLC  
8932 WATSON ROAD  
ST. LOUIS, MO 63119-5116

**(See Pages 2 and 3 attached hereto and made a part hereof.)**

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

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR: CRESTWOOD WATSON PROPERTY, LLC**

SIGNATURE [Redacted] NAME OF SIGNER Christopher M. O'Neil  
Manager Crestwood Watson Property, LLC

ADDRESS 8932 Watson, Crestwood, Mo 63119

[Redacted] NAME OF SIGNER Steven B. Lechner

**UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION**

SI [Redacted] NAME OF SIGNER Valerie H. Waldmeier  
OFFICIAL TITLE OF SIGNER Lease Contracting Officer

3. Paragraph 4 of the Lease shall be deleted in its entirety and the following substituted therefore:

"4. The Government may terminate this Lease in whole or in part at any time on or after June 4, 2019, by providing at least ninety (90) days' notice in writing 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."

4. Paragraph 8 of the Lease shall be deleted in its entirety and the following substituted therefore:

"8. The total Tenant Improvement Cost, including all approved Change Orders, is \$532,089.00. The tenant improvement cost of \$384,827.32 is amortized for a period of 84 months at 7%, or \$69,696.91 annually for years 1-7.

Therefore, the total cost of the Tenant Improvements exceeds the Allowance by \$147,261.68. Of this total Tenant Improvement Cost, \$5,760.00 is included in the amortized Building Specific Security amount in Paragraph 9 herein, and the remaining \$141,501.68 will be paid by the Government upon completion and acceptance of the improvements via lump-sum payment. Regarding this lump-sum payment of \$141,501.68, please follow these instructions:

- Name of the Lessor, which must appear exactly as shown on the Lease.
- A unique invoice number on the invoice submitted for payment.
- Invoice date.
- **GSA PDN #PS0023958 noted at top of invoice.**
- Lease contract number (GS-06P-01066), Supplemental Lease Agreement Number (SLA 2), and address of leased premises.
- Description, price, and quantity of property and services actually delivered or rendered.
- "Remit to" address.
- Name, title, phone number and mailing address of person to be notified in the event of a defective invoice.
- Invoice must be either submitted on company letterhead or signed by the person with whom the lease is made.

**Invoices submitted to Finance without the PS number are immediately returned to the vendor or lessor.**

Please submit invoices electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Vendors or lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
PO BOX 17181  
Fort Worth, TX 76102

A copy of the invoice must be provided to the following address:

General Services Administration  
Attn: Valerie Waldmeier, Lease Contracting Officer  
East Leasing Services Branch (6PRE)  
Real Estate Acquisition Division  
1500 East Bannister Road  
Kansas City, MO 64131-3088  
Fax: 816-926-1140

INITIALS: CD & WV  
Lessor Government

Lease No. GS-06P-01066  
SLA No. 2

5. Paragraph 6 of Supplemental Lease Agreement No. 1 is hereby deleted and replaced with the following:

“6. The day-to-day management of the Lease has been designated as:

Mark Daly  
8932 Watson Road  
St. Louis, MO 63119-5116

314-849-3777 or 314-775-6001”

INITIALS: CD & WV  
Lessor Government

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