

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 25	TO LEASE NO. GS-04B-59146	DATE 9/24/2012	PAGE 1
ADDRESS OF PREMISES 7915 Microsoft Way, Charlotte, NC 28273 -1061			

THIS AGREEMENT, made and entered into this date by and between **USGBF FBI CHARLOTTE, LLC**

whose address is 9830 Colonnade Blvd, Suite 600 San Antonio, TX 78230-2209

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

NOW THEREFORE, the se parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 6, 2012 to add 24/7 HVAC for Room #327 and Room# 321:

Paragraph 17 is added to the original lease agreement:

In accordance with this lease agreement, Solicitation For Offers PNC-01-CH06, Paragraph 8.3 of this lease agreement. The 24 hour a day / 7 days a week reflects as follows, for **8,370 ANSI/BOMA (ABOA) office area square feet** at an annual cost of \$34,022.76. New cost to add Room #327- **658 ANSI/BOMA (ABOA) office area square feet** and Room #321 **1,726 ANSI/BOMA (ABOA) office area square feet** at \$9,663.59 reflects **10,754 ANSI/BOMA (ABOA) office area square feet** at a cost of **\$43,713.35** annually.

Break – out of 24 hours/ 7days HVAC Cost

<i>Term</i>	<i>ANSI/BOMA Square Footage</i>	<i>HVAV Cost Annually</i>
June 17, 2011 – June 16, 2026	8,370 ANSI/BOMA (Existing)	\$34,022.76
June 17, 2012 – June 16, 2026	658 ANSI/BOMA (New) Room # 327	\$2,674.67
June 17, 2012 – June 16, 2026	1,726 ANSI/BOMA (New) Room # 321	\$7,015.92
	10,754 ANSI/BOMA (Total)	\$43,713.35 Annual Cost

Prorated Amounts for Room #'s 327 & 321

June 17,2011 – June 16,2026	8,370 ANSI/BOMA (Existing)	\$34,022.76
February 6, 2012-June 16, 2012	658 ANSI/BOMA (New) Room # 327	\$967.28
April 16, 2012 – June 16, 2012	1,726 ANSI/BOMA (New) Room # 321	\$1,210.86
	10,754 ANSI/BOMA	\$36,200.90 Total Prorated Amount

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

***** Last item *****

to subscribed their names as of the date first above written.

LESSOR

NAME OF SIGNER
PATRICK A. IRWIN
Senior Financial Officer

, San Antonio, Texas 78230

IN PRESENCE OF

NAME OF SIGNER
Rachel L. Martinez

San Antonio, Texas 78230

STATES OF AMERICA

NAME OF SIGNER
LeShaundra L. Greer
OFFICIAL TITLE OF SIGNER
Contracting Officer

GSA FORM 276 (REV. 8/2006)