

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 7/11/12
	TO LEASE NO. GS-04B-62122	

ADDRESS OF PREMISES: 3247 Middlebrook Pike, Knoxville, TN 37918

THIS AGREEMENT, made and entered into this date by and between Richard C. Johnson D.B. A Ace Storage whose address is: 2900-C Alcoa Highway Knoxville, TN 37920 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 March 1, 2012, as follows:

- The paragraph of GSA Form 3626, page 3 of 3 stating:

"In accordance with Supplemental Lease Requirements Paragraph 1.03, Rent for Months 1 and 2 of the Lease Term are established as follows:

Month 1: \$4,086.00
Month 2: \$4,066.00"

Is hereby deleted in its entirety and replaced with the following:

"In accordance with Supplemental Lease Requirements Paragraph 1.03, Rent for Months 1 and 2 of the Lease Term are established as follows:

Month 1: \$4,935.25
Month 2: \$4,935.25"

.....Continued on Page 2 of 2.....

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

LESSOR	
SIGNATURE Richard C. Johnson D.B. A Ace Storage	
ADDRESS	
IN THE PRESENCE OF (SIGNATURE)	
UNITED STATES OF AMERICA	
	NAME OF SIGNER Felicia R. walker
	OFFICIAL TITLE OF SIGNER Contracting Officer

2. Paragraph 1.03 BROKER COMMISSION AND COMMISSION CREDIT of the Supplemental Lease Requirements portion of the Lease is hereby deleted in its entirety and replaced with the following:

"1.03 BROKER COMMISSION AND COMMISSION CREDIT (SEPT 2011)

A. **STUDLEY** ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. [REDACTED] of the Commission, will be payable to Studley, Inc. with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$10,390.00 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$10,390.00 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent."


Lessor Government