

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE 8/13/12

TO LEASE NO.

GS-04B-62401

ADDRESS OF PREMISES 545 Oak Ridge Turnpike
Oak Ridge, TN 37830-7187

THIS AGREEMENT, made and entered into this date by and between R & R Enterprises

whose address is 575 Oak Ridge Turnpike, Suite 201
Oak Ridge, TN 37830-7100

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 August 13, 2012, as follows:

The purpose of this Supplemental Lease Agreement is to amend the terms of the lease as follows:

1. Building Zip Code: Form 3626, Part II, Section A, Block 1 is amended to show the zip code of the leased premises as "37830-7187"
2. Renewal Option: Form 3626, Part II, Section B and C are amended to show the Government's renewal notice is "30 days notice in writing" in lieu of 15 days or N/A days.
3. Payee Change: Form 3626, Part II, Section C, Block 8 is amended to show the payee as "R & R Enterprises, 575 Oak Ridge Turnpike, Suite 201, Oak Ridge, TN 37830-7100"

See page 2 of 2

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.


Antiseice REP
(Title)

UNITED STATES OF AMERICA Felicia R. Walker

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

Supplemental Lease Agreement No 1
 Lease GS-04B-62401
 Oak Ridge, TN

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Rental Rate: Lease Form 3626, Part II, Section A, Block 7 (chart on page 3 of 4) is corrected to show:

1.) The rental rate shown in Block 7 consists of the following components:

	FIRM PERIOD ANNUAL RENT	NONFIRM/RENEWAL PERIOD ANNUAL RATE	FIRM PERIOD PRSF RATE	FIRM PERIOD POASF RATE
SHELL RENT ¹	384,120.00	384,120.00	12.00	12.70
TENANT IMPROVEMENTS RENT ²	27,400.00	N/A	.86	.91
OPERATING COSTS ³	148,480.00	148,480.00	4.64	4.91
BUILDING SPECIFIC SECURITY	N/A	N/A	N/A	N/A
PARKING	N/A	N/A	N/A	N/A
TOTAL ANNUAL RENT	\$560,000.00	\$532,600.00	\$17.50	\$18.51

¹Shell rent (Firm Term) calculation: \$12.00 per RSF multiplied by 32,000 RSF

²The tenant improvement calculation: Total TI amount amortized by 0% over 12 months, then applied to firm period (6 months);

³Operating Costs rent calculation: \$4.64 per RSF multiplied by 32,000 RSF

PRSF/POASF Rates may be Rounded

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

Initials: 
 es90f Govt