

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO 3

DATE
1/9/12

TO LEASE NO.
GS-07B-16558

ADDRESS OF PREMISES: San Angelo National Bank, 3471 Knickerbocker Road, San Angelo, TX 76904-6898

THIS AGREEMENT, made and entered into this date by and between First Financial Bank, N.A.,

whose address is 301 West Beauregard Avenue
San Angelo, TX 76903-6370

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

WHEREAS, the parties hereto agree to supplement the above Lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on July 8, 2011 as follows:

- 1.) Adjust annual rent;
- 2.) Adjust broker commission and commission credit;
- 3.) Include annual costs for Tenant Improvements;
- 4.) Include annual operating costs; and
- 5.) Include annual building shell costs;
- 6.) All other terms and conditions are in full force and effect.

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IN WITNESS WHEREOF, the parties subscribe their names as of the above date.

BY: First Financial Bank N.A.



Executive Vice President's CFO
Title

Jim Davidson
Printed Name





Mindy C Davis
Printed Name

(City, State, Zip)



Contracting Officer
(Official Title)

Supplemental Lease Agreement #3
GS-07B-16558

1.) Paragraph 3 of the Standard Form 2 is hereby deleted in its entirety and replaced as follows:

3. The Government shall pay the Lessor annual rent of:

Years 1-10: **\$39,306.60** at the rate of \$3,275.55 per month in arrears. The square foot rate of \$22.59 is comprised of \$10.20 shell, \$7.41 operating expenses and \$4.98 in tenant improvements.

Years 11-15: **\$30,641.51** at the rate of \$2,553.46 per month in arrears. The square foot rate of \$17.61 is comprised of \$10.20 shell and \$7.41 operating expenses.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:



2.) Paragraph 14 of the Standard Form 2 is hereby deleted in its entirety and replaced as follows:

14. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction (Commission Credit). The Commission Credit is [REDACTED]. The Lessor agrees to pay the commission less the Commission Credit to the broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture 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.

First Month's Rental Payment of \$3,275.55 minus the Commission Credit ([REDACTED]) equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$3,275.55 minus the Commission Credit ([REDACTED]) equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment of \$3,275.55 minus the Commission Credit ([REDACTED]) equals [REDACTED] adjusted Third Month's Rent.

Fourth Month's Rental Payment of \$3,275.55 minus one half of the Commission Credit ([REDACTED]) equals [REDACTED] adjusted Fourth Month's Rent.

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Gov't Initials

Lessor Initials:

Handwritten signatures in blue ink. The top signature is for the Government, and the bottom signature is for the Lessor. Both are written over horizontal lines.

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3.) Paragraph 8 of the Standard Form 2 is hereby deleted in its entirety and replaced as follows:

8. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$65,041.20 (1,740 RSF times \$37.38) shall be amortized through the rent for 10 years at a rate of 6%. The total annual costs of Tenant Improvements for the amortization period shall be **\$8,665.09**.

4.) Paragraph 10 of the Standard Form 2 is hereby deleted in its entirety and replaced as follows:

10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$7.41/RSF (**\$12,893.51/annum**).

5.) Paragraph 15 is hereby added to the Standard Form 2 as follows:

15. In accordance with the SFO paragraph entitled *Building Shell Costs*, the cost is established as \$10.20/RSF (**\$17,748.00/annum**).

6.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials _____
Lessor Initials: _____

