





GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO 2	DATE 8/2/12
ADDRESS OF PREMISES: 5816 Ashleyanne Circle Wichita Falls, TX 76308-1201		
<p>THIS AGREEMENT, made and entered into this date by and between G.B.N. Inc.  whose address is <u>CLARINDA</u> 2307 Carinda Ave. <u>CF</u>  Wichita Falls, TX 76308-1201</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto agree to supplement the above Lease.</p> <p>1.) To accept the <i>Tenant Improvements</i> as completed and;  2.) establish the <i>Commencement Date</i> of the lease rental payments; and  3.) establish the square footages of the leased space; and  4.) provide the <i>annual rental amounts</i>; and  5.) establish the Government's <i>percentage of occupancy</i>; and  6.) establish the <i>reduction amount for vacant space</i>; and  7.) restating the <i>Base Costs of Services</i>; and  8.) address the <i>Broker Commission Credit</i>; and  9.) address <i>Overtime Utility usage</i>; and  10.) address <i>Utilities not included in the lease</i>; and  11.) all other terms and conditions are in full force and effect  IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p>		
BY: 		
Signature  Printed Name <u>Gregory E. Wood</u>	Title  	
WITNESSED BY: 		
Signature  Printed Name 	City, State, Zip 	
UNITED STATES OF AMERICA 	General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer (Official Title)	

Supplemental Lease Agreement No. 2

GS-07B-16808

5816 Ashleyanne Circle  
Wichita Falls, TX 76308-1201

- 1.) The Government accepts the leased space on June 21<sup>st</sup>, 2012.
- 2.) The total term of the lease agreement is fifteen (15) years beginning on June 21<sup>st</sup>, 2012 and consists of a firm term of seven (7) years. The commencement date of the rental shall begin on June 21<sup>st</sup>, 2012 and shall expire on June 13<sup>th</sup>, 2027.

June 20, 2027

- 3.) The total warehouse and office space square footage shall be 7,490 rentable square feet, yielding 6,508 ANSI/BOMA Office Area (ABOA). Not included in the total square footage is 2,300 rentable square feet, yielding 2,000 ANSI/BOMA Office Area of fenced wareyard contiguous to the premises. The wareyard space shall be considered "free space" at no cost to the Government. All rental amounts were calculated on the rentable square footage of 7,490, yielding 6,508 ANSI/BOMA Office Area.

- 4.) The Government shall pay the Lessor annual rent payments as follows:

From June 21, 2012 through June 20, 2019 the total annual rental shall be \$124,866.70 at the rate of \$10,405.56 paid monthly in arrears. The total annual rental consists of Shell Rent of \$59,395.70, annual Operating Costs of \$14,006.30, annual Tenant Improvement Amortization Cost of \$44,064.43, and annual Building Specific Amortized Capital (BSAC) cost of \$7,400.27.

From June 21, 2019 through June 20, 2023 the total annual rental shall be \$86,509.50 at the rate of \$7,209.13 paid monthly in arrears. The total annual rental consists of Shell Rent of \$72,503.20 and annual Operating Costs of \$14,006.30.

From June 21, 2023 through June 20, 2027 the total annual rental shall be \$99,617.00 at the rate of \$8,301.42 paid monthly in arrears. The total annual rental consists of Shell Rent of \$85,610.70 and annual Operating Costs of \$14,006.30.

- 5.) The Government occupies 43% [7,490/17,510] of the total building.

- 6.) The Adjustment for Vacant Space is \$1.50/ANSI/BOMA Office Area (ABOA).

- 7.) The *Base Cost of Services* for the purpose of calculating the Consumer Price Index adjustments is \$14,006.30.

- 8.) There is a broker commission credit balance of \$1,001.09. 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 full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

1<sup>st</sup> Full Month Rental Payment \$10,405.56 minus prorated Commission Credit of \$1,001.09 equals \$9,404.47 adjusted 1<sup>st</sup> Full Month's Rent.

2<sup>nd</sup> Full Month Rental Payment \$10,405.56 minus prorated Commission Credit of \$1,001.09 equals \$9,404.47 adjusted 2<sup>nd</sup> Full Month's Rent."

3<sup>rd</sup> Full Month Rental Payment \$10,405.56 minus prorated Commission Credit of \$1,001.09 equals \$9,404.47 adjusted 3<sup>rd</sup> Full Month's Rent."