

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE <u>8.22-11</u>
	TO LEASE NO. GS-07B-16867	

ADDRESS OF PREMISES: El Paso International Airport *JK*
6701 Convair Road
El Paso, TX 79925-1094 *aa mw*

THIS AGREEMENT, made and entered into this date by and between City of El Paso

Whose address is: 6701 Convair Road
El Paso, TX 79925-1094 *aa mw*

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 July 25, 2011, as follows:

The Purpose of this Supplemental Lease Agreement (SLA) No. 1 is to (1) To accept the tenant improvements as substantially completed and provide for the completion of punch list items; and (2) establish the Commencement Date of the lease rental payments; and (3) establish the square footages of the leased space; and (4) provide the annual rental amounts; and (5) establish the reduction in rent for vacant space; and (6) all other terms and conditions are in full force and effect as follows:

See Attached

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

BY: City of El Paso

[Redacted Signature]

2 Civic Center Plaza, El Paso, TX 79901-1153
(Address)

Joyce A. Wilson, City Manager

[Redacted Signature]

[Redacted Signature]

(City, State, Zip)

[Redacted Signature]

Contracting Officer
(Official Title)

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

LTX16867
El Paso International Airport
6701 Convair Road
El Paso, TX 79925-1091

1) The tenant improvements have been substantially completed and the government accepts the leased space on September 1, 2011. The Lessor and the Government agree that the requirements specifically identified in Exhibit "A" of this lease have not been met and these items are deficiencies. The Lessor is required to cure these deficiencies as part of the negotiated lease contract within 60 days of the Government's acceptance of the space for occupancy. Within 7 days of the completion date for the Lessor to cure the deficiencies in Exhibit "A" of this lease, the Lessor must coordinate a follow-up inspection with the Lease Contracting Officer to ensure all corrective action has been completed. In the event of any failure by the Lessor to cure the deficiencies or to provide any required repair or modernization under this lease, the Government will perform the work and deduct these amounts from the rent, including all administrative costs. No extensions will be granted.

2) The commencement date of the rental shall be September 1, 2011 and shall expire on August 31, 2021.

3) The office space square footage shall be 4,932 rentable square feet yielding 4,932 ANSI/BOMA Office Area (ABOA).

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

From September 1, 2011 through August 31, 2016 the total annual rent shall be \$232,286.30. The total annual rent consists of Shell Rent of \$205,960.32 and Operating Costs of \$24,117.48 plus annual Operating Cost adjustments, and annual Tenant Improvement Amortization cost of \$2,208.50.

From September 1, 2016 through August 31, 2021 the total annual rent shall be \$264,059.28. The total annual rent consists of Shell Rent of \$239,941.80 and Operating Costs of \$24,117.48 plus annual Operating Cost adjustments. There shall be no annual Tenant Improvement costs.

5) The Government's vacant space reduction shall be of \$0.00/RSF.

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

Gov't Initials 
Lessor Initials 

