

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07219	DATE AUG 26 2011	BLDG No. WA7764
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ADDRESS OF PREMISES  
10275-B Central Valley Road NW, Poulsbo, WA 98370-8195

THIS AGREEMENT, made and entered into this date by and between: **Stephen and Ann Coupe, as Individuals** whose physical address is [REDACTED]

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

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 1, 2011, as follows: Supplemental Lease Agreement No. 1 is issued to begin paying reduced rent. The rent amount does not include amortized tenant improvements.

1. Paragraph II (C) (5) "Amount of Annual Rent", is hereby deleted in its entirety and replaced with the following:  
 "The Government shall pay the Lessor Annual Rent of \$45,748.05, at the rate of \$3,812.34 per month in arrears starting **September 1, 2011**. These rental amounts are for shell rent and operating rent only, the amount of the amortized Tenant Improvements will be added to the annual rent upon reconciliation of these costs and memorialized by executing a Supplemental Lease Agreement upon acceptance of the space for beneficial occupancy.

	Base Shell Rent	Taxes	Operating Costs	Amortized TIs	Annual Rent	Monthly Rent
Years 1 - 5	\$35,155.05	\$2,333.00	\$8,260.00	\$0.00	\$45,748.05	\$3,812.34
Years 6 - 10	\$41,875.75	\$2,333.00	\$8,260.00	N/A	\$52,468.75	\$4,372.40

After Year 1, Operating Costs are subject to CPI adjustments and Taxes are subject to actual adjustments.

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

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR:

[REDACTED]	NAME OF SIGNER <b>STEPHEN R COUPE</b>
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IN PRESENCE OF

[REDACTED]	NAME OF SIGNER <b>Stacy M Jordan</b>
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UNITED STATES OF AMERICA

[REDACTED]	NAME OF SIGNER Ronald Weber
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER