

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

No.1
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DATE

6/8/11

TO LEASE NO.

GS-03B-09484

ADDRESS OF PREMISE

94 Adena Drive
Mt. Carbon, WV 25139-0141

THIS AGREEMENT, made and entered into this date by and between
Hurley Construction Inc.

whose address is 94 Adena Drive
Mount Carbon, WV 25139-0141

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

WHEREAS, the parties hereto desire to amend the above Lease. **To issue Notice to Proceed with the Tenant Improvement (TI) build-out, incorporate revised parking structure drawing and to amend the renewal rental rate.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 1, 2011, as follows:

A. This SLA serves as a Notice to Proceed (NTP) for the Tenant Improvements (TI) build out in the amount of \$198,730.40.

The summary of Tenant Improvement costs to date is \$198,730.40, which will be amortized over sixty (60) months at an interest rate of six and a half (6.5%).

B. Drawing A1, dated May 27, 2011, is hereby incorporated as a supplement to the construction drawings.

C. Paragraph five of the Standard Form 2 is hereby deleted in its entirety and replaced with the following:

"This lease may be renewed at the option of the Government, for the following terms and at the following rentals: Two (2) - Five (5) year period(s) at the annual rental of \$126,318.72 plus accrued operating cost escalations provided notice be given to the Lessor at least 120 calendar days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing."

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.

LESSOR: Hurley Construction Inc.

BY _____
(Signature)

President
(Title)

IN THE PRESENCE OF

(Address)

PO Box 141 Mt Carbon WV 25139
(Address)

UNITED STATES OF AMERICA General Services Administration, PBS, South Service Center

BY _____

Contracting Officer
(Official Title)