

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT (SLA) No. 1	DATE 5-11-12
	TO LEASE NO. GS-03B-12020	

ADDRESS OF PREMISE
 [Redacted] Building
 1644 Pond Fork Road
 Madison, West Virginia 25130-9374

THIS AGREEMENT, made and entered into this date by and between

Charles W. Cook Properties, LLC

whose address is : Rte 10
 Pineville, WV 24874-0440

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 for the data cabling change order and Increase the Tenant Improvement Rental.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective Upon Execution by the Government as follows:

A. Charles W. Cook Properties, LLC is hereby authorized to proceed with the construction of the additional phone and data wiring in the agreed upon amount of \$5,200.00, in accordance with all Lease requirements, and the pricing proposal dated 4/12/2012. This shall be funded through an increase to the TI rental over the firm term of the lease as documented below in this SLA.

This Supplemental Lease Agreement contains three (3) pages.

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 Charles W. Cook Properties, LLC BY [Redacted] _____ IN THE PRESENCE OF [Redacted] _____ [Redacted] _____	<u>Administrator</u> (Title) <u>Pineville, WV 24874</u> (Address) <u>Contracting Officer</u> (Official Title)
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Lessor BB Government CR
 Supplemental Lease Agreement No. 2

Supplemental Lease Agreement
No. 1 CONTINUED

To Lease No.
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B. Paragraph 13 of the Rider is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"Lessor shall complete the building shell as defined in the lease and complete all alterations, improvements, and repairs required by this lease, and deliver the leased premises ready for occupancy by the Government within ninety (90) calendar days from the date of notice to proceed with construction of the tenant improvements. When Lessor has completed all such alterations, improvements, and repairs; Lessor shall promptly notify the Contracting Officer, who shall promptly cause the same to be inspected. Upon the date of completion of such alterations, improvements and repairs an inspection and acceptance by the Government, the term of this lease shall commence and shall continue for ten (10) consecutive calendar years. The commencement date shall be more particularly set forth by a Supplemental Lease Agreement.

Upon acceptance of the leased premises by the Government, rental shall be paid, in accordance with Paragraph 27 General Clauses, GSA Form 3517, "Payment" at the rate of:

Years 1 through 5:

The total annual rent of \$146,718.95 breaks down as follows:

Shell Rent: \$87,927.90 per year or \$9.35 per Rentable Square Foot,

Amortized annual cost for Tenant Improvements: \$19,125.00 per year

Amortized annual cost for Building Specific Security: \$1909.60 per year

Annual Cost of Services: \$37,756.45 per year or \$4.01 per Rentable Square Foot,
plus accrued escalations per Paragraph 4.2, "Operating Costs"

Years 6 through 10:

Shell Rent \$97,334.90 per year or \$10.35 per Rentable Square Foot,

Annual Cost of Services: \$37,756.45 per year or \$4.01 per Rentable Square Foot,
plus accrued escalations per Paragraph 4.2, "Operating Costs"

Lessor B.B Government CR
Supplemental Lease Agreement No. 2