

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-02742	DATE 2/21/2012	PAGE 1 of 2
ADDRESS OF PREMISES ONE NORTH CENTRAL AVE, PHOENIX AZ 85004-4414			

THIS AGREEMENT, made and entered into this date by and between **ONE NORTH CENTRAL LLC**

whose address is **ONE NORTH CENTRAL AVE
PHOENIX, AZ 85004-4414**

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

WHEREAS, the parties hereto desire to amend the above lease.

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

Paragraph 10 is deleted in its entirety and substituted as follows. Paragraph 20 is hereby added:

“10. The Government shall pay the Lessor annual rent as follows:

Rental Period	Shell Rent	Operating cost	TI	Total Annualized Rent
Months 1 - 6	\$ 0.00 / rsf	\$ 7.22 / rsf	\$ 3.42 / rsf	\$ 329,782.97 / yr
Month 7 – Month 24	\$ 19.78 / rsf	\$ 7.22 / rsf	\$ 3.42 / rsf	\$ 942,824.50 / yr
Months 25 - 36	\$ 20.78 / rsf	\$ 7.22 / rsf	\$ 3.42 / rsf	\$ 973,817.50 / yr
Months 37 - 48	\$ 21.78 / rsf	\$ 7.22 / rsf	\$ 3.42 / rsf	\$ 1,004,810.80 / yr
Months 49 - 120	\$ 22.78 / rsf	\$ 7.22 / rsf	\$ 3.42 / rsf	\$ 1,035,803.50 / yr

- Rent for a lesser period shall be prorated. Rent shall be payable to:

**ONE NORTH CENTRAL LLC
c/o Ryan Companies US INC.
1 North Central, Suite 1030
Phoenix, AZ 85004-4418**

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

LESSOR

SIGNATURE 	NAME OF SIGNER PHILLIP BREIDENBACH
ADDRESS [REDACTED]	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Sandra Machado
ADDRESS [REDACTED]	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER REGINA NICKERSON
OFFICIAL TITLE OF SIGNER: CONTRACTING OFFICER	

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INITIALS: _____ LESSOR
 _____ GOV'T

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**SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA)
NO. 1 TO LEASE #GS-09B-02742**

“21. Paragraph 7.12.A.3 of SFO GS-09B-02742 attached to the lease is hereby deleted and substituted as follows: If the Government desires cyclical repainting within the demised tenant spaces during the term of the lease, the Lessor shall include the cost within shell rent. Cyclical repainting of demised tenant spaces shall occur every 5 years of occupancy. This cost, including the moving and returning of furnishings, as well as disassembly and reassembly of systems furniture, will be borne by the Lessor as part of the shell rent.”

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INITIALS:



GOVERNMENT & LESSOR