

SHEET NO. 1 of 1 ATTACHED TO SUPPLEMENTAL LEASE AGREEMENT NO. 1 AND MADE A PART OF
LEASE NO. GS-09B-02505

- 14 Tenant Improvement Allowance. The total Tenant Improvement cost in the amount of \$50,450.16 has been established by Paragraph 3.2 "TENANT IMPROVEMENTS INCLUDED IN OFFER." The tenant improvement allowance shall be amortized over the 3-year firm term of the lease agreement at an interest rate (amortization rate) of 6% per annum.
- 20 Commission and Commission Credit: The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming part of this lease. The shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in the shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent.

First Month's Rental Payment of \$19,825.32 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent

Second Month's Rental Payment of \$19,825.32 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent

LESSOR INITIAL:
GOV'T INITIAL:

