

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

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AGREEMENT
2

DATE

1-23-97

TO LEASE NO. GS-09B-94150

ADDRESS OF PREMISES: 95 Hawthorne Street, First Floor
San Francisco, CA 94105

THIS AGREEMENT, made and entered into this date by and between:
HAWTHORNE PLAZA, LTD.

whose address is:
75 Hawthorne Street
San Francisco, CA 94105

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

WHEREAS, the parties hereto entered into a lease dated April 19, 1995 and known as Lease No. GS-09B-94150 (the "Lease") for certain premises located at 75 Hawthorne Street and certain premises located at 95 Hawthorne Street in San Francisco, CA; and

WHEREAS, the parties desire to amend that Lease to provide for the renovation of the Child Care Center located on the first floor of 95 Hawthorne Street which center is part of the premises leased to the Government under the Lease,

NOW THEREFORE, in the consideration of the mutual covenants hereinafter mentioned and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby covenant and agree as follows:

1. Lessor shall develop architectural drawings and documents, suitable for construction and bidding, at Lessor's sole discretion, for the alterations to be performed in the Child Care Center located at the above-referenced premises, which work shall be completed, as soon as possible but in no event later than thirty (30) days from the date of this SLA. The drawings and documents shall be developed from the Scope of Work attached hereto as Exhibit A and the design intent drawings attached hereto as Exhibits B, and B1 through B14.

2. As compensation for the full and timely development of the architectural drawings and documents, the Government agrees to pay to Lessor for the time spent in the preparation of said drawings and documents at a rate of Fifty Five Dollars (\$55.00) per hour not to exceed the sum of \$3,058.00 to be paid to Lessor in a lump sum within thirty (30) days of the latter of Lessor's delivery of the architectural drawings and documents to the Government and an submission of a proper invoice.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: HAWTHORNE PLAZA, LTD.

By: Arcon, Inc., Its General Partner

By:

Name: Lyman Jee

Title: President

THE GOVERNMENT: THE UNITED STATES OF AMERICA, by and through the General Services Administration,

BY:

Thomas L. Andrews III
Contracting Officer-GSA, PBS