

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-08P-14468	DATE	PAGE 1 of 1
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ADDRESS OF PREMISES  
799 Tech Center Drive, Building A, Durango, CO 81301

**THIS AGREEMENT**, made and entered into this date by and between **RML Investments, LLC**

whose address is: 2376 County Road 505  
Bayfield, CO 81122-8733

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: amend the shell rent and allow for billing of A&E fees,

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 16, 2010, as follows:

**Paragraph 3 of the Lease is hereby amended as follows:**

"3. The Government shall pay the Lessor, commencing on the commencement date, annual rent as follows: Upon beneficial occupancy by the Government, Annual Rent of \$188,413.10 at the rate of \$15,701.05 per month in arrears for base years 1-5. Annual Rent consists of three components:

Rent Breakdown (Years 1-5)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$16.30	\$115,469.20	\$9,622.43
Operating Cost	\$2.44	\$17,270.00	\$1,439.17
Amortized TI	\$7.86	\$55,673.90	\$4,639.49
<b>Full Service Rent</b>	<b>\$26.60</b>	<b>\$188,413.10</b>	<b>\$15,701.09</b>

Rent Breakdown (Years 6-10)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$13.33	\$94,429.72	\$7,869.14
Operating Cost	\$2.44	\$17,270.00	\$1,439.17
Amortized TI	\$0.00	\$0.00	\$0.00
<b>Full Service Rent</b>	<b>\$15.77</b>	<b>\$111,699.72</b>	<b>\$9,308.31</b>

Annual Rent for years 6-10 will be reduced to reflect elimination of the amortized tenant improvement component and shell rent step down. Rent for a lesser period shall be prorated. Rent shall be payable through Electronic Fund Transfer (EFT) to:

**RML Investments, LLC  
2376 CR 505  
Bayfield, CO 81122."**

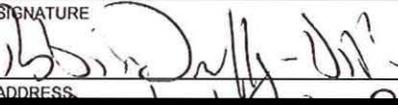
SLA 1 Continued on Page 2

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

**LESSOR**

SIGNATURE 	NAME OF SIGNER Douglas Lewis
ADDRESS 2376 CR 505 Bayfield, CO 81122	

**IN PRESENCE OF**

SIGNATURE 	NAME OF SIGNER Robin Duffy-Wirth
ADDRESS [Redacted]	

**UNITED STATES OF AMERICA**

SIGNATURE 	NAME OF SIGNER Jessica Ballard-Culp
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

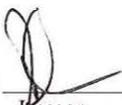
Paragraph 16 is hereby incorporated into the Lease:

"16. REIMBURSABLE ITEMS: The Lessor hereby agrees to provide and install the items described herein. The Government agrees to reimburse the Lessor \$49,402.92 (Forty Nine Thousand Four Hundred Two Dollars and Ninety Two Cents) upon completion and acceptance of the Scope of Work by the Government, and upon receipt of an acceptable itemized invoice from the Lessor. Payment shall be forwarded to:

**RML Investments, LLC**  
**2376 CR 505**  
**Bayfield, CO 81122**

The work includes: Reference NTP dated 12/6/2010. This amount is authorized out of the total (\$595,815.65) amount to pay for A&E Fees. (Ref: N1202360)

The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number **PS0019063**. [Invoices submitted without the PDN are immediately returned to the Vendor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Vendors who are unable to process the invoices electronically, may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102."

INITIALS:  &   
Lessor Govn't