

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2

DATE

9/26/11

TO LEASE NO.
GS-05B-18801

ADDRESS OF PREMISES Holman Field Administrative Building
644 Bayfield Street
St. Paul, Minnesota 55107-1008

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

Metropolitan Airports Commission
whose address is 6040 28th Avenue South
Minneapolis, MN 55450-2701

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

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

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective August 1, 2011, as follows:

This Supplemental Lease Agreement is issued to extend lease GS-05B-18801 for eight years, five years firm, at the new rental rate noted below, in addition to establishing the new GSA Lease Number for the assumption of the [redacted] lease (formerly Lease No. 57-6395-06-081). This agreement also defines the square footage, common area factor, lease term, and ownership of the premises into the lease.

Therefore, U.S. Government Lease for Real Property (GSA Form 3626), Sections A.6.b. and c. (Room Numbers and Rentable Sq. Ft.), B. (Term), C.7. and 8. (Amount of Annual Rent and Rate Per Month) are hereby deleted in their entirety and replaced with the following:

A.6.b. - Room Numbers - Rooms 215, 216, 217, 25 (partial), 19 (partial), 17, and 200 square feet of outside storage. Four (4) structured parking spaces located in the basement are included at no additional cost.

A.6.c. - Rentable Square Feet - 2,983 (2,983 Usable)

B. To have and to hold, for the term commencing on August 1, 2006 and continuing through July 31, 2019, inclusive. The Government may terminate this lease at any time on or after July 31, 2016, by giving at least 120 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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

Page 1 of 2

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

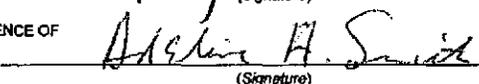
LESSOR METROPOLITAN AIRPORTS COMMISSION

BY


(Signature)

Deputy Exec. Dir. / Ops
(Title)

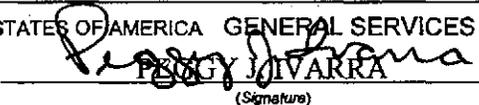
IN PRESENCE OF


(Signature)

6640 28th Avenue South, Minneapolis, MN 55450
ADELINE A. SMITH
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY


(Signature)



Contracting Officer
(Official Title)

C.7. & 8. The Government shall pay the Lessor annual rent in arrears as noted below:

<u>TERM</u>	<u>ANN. RENT</u>	<u>MO. RATE</u>
8/1/2011 – 12/31/2011	\$20,253.00	\$1,687.75
1/1/2012 – 12/31/2012	\$20,860.59	\$1,738.38
1/1/2013 – 12/31/2013	\$21,486.41	\$1,790.53
1/1/2014 – 12/31/2014	\$22,131.00	\$1,844.25
1/1/2015 – 12/31/2015	\$22,794.93	\$1,899.58
1/1/2016 – 12/31/2016	\$23,478.78	\$1,956.57
1/1/2017 – 12/31/2017	\$24,183.14	\$2,015.26
1/1/2018 – 12/31/2018	\$24,908.63	\$2,075.72
1/1/2019 – 7/31/2019	\$25,655.89	\$2,137.99

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

Metropolitan Airports Commission, 6040 28th Avenue South, Minneapolis, MN 55450-2701

The following Paragraphs 1 - 4 are hereby incorporated:

1. Upon the assumption of Lease No. 57-6395-06-081 from the [REDACTED] to the General Services Administration, the new lease number is established as GS-05B-18801.
2. The Common Area Factor (CAF) is established as 1.00.
3. There are no operating cost or real estate tax escalations under this lease.
4. The Tax Identification Number (TIN) for the Metropolitan Airports Commission is [REDACTED] and the DUNS Number is 064784267.

Lessor: JES Gov't.: Rji