

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 2	DATE 08/17/12
		TO LEASE NO. Fort Bend County USDA Service Center
ADDRESS OF PREMISES	1402 Band Road, Suite 200 Rosenberg, Texas 77471	
THIS AGREEMENT, made and entered into this date by and between: Fort Bend County Whose address is: 301 Jackson Street Richmond, Texas 77469		
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 upon execution by the Government, as follows:		
This Supplemental Lease Agreement (SLA) is issued to reflect the following:		
<ol style="list-style-type: none"> 1. Effective December 1, 2010, the Government exercises a Five-Year Lease Renewal from December 1, 2010, through November 30, 2015. 2. Effective August 1, 2012, the Government will pay an annual rent of \$89,482.25 (representing \$16.34 per square foot for 5,476.27 usable square feet), payable at the rate of \$7,456.85 per month, in arrears. The rental rate is for a fully-serviced Lease which includes all utilities, (electricity, heat, water, sewer, and trash removal), janitorial services and supplies (including paper goods and restroom supplies), and building and grounds maintenance. 3. If requested by the Lessor, beginning with the second year of this fully executed SLA, the Government shall make a lump sum payment, in arrears, for changes in total operating costs (utilities, janitorial services and supplies, and building and grounds maintenance) attributable to occupancy. The amount of the payment will be determined by comparing each year's receipts with the previous year's receipts. (Base year costs will be established by completion of a GSA Form 1217, Lessor's Annual Cost Statement.) The Lessor must submit receipts to the Government no later than 60 days after the anniversary date (November 30, 2013) of this SLA. Annual adjustments will continue to be evaluated as requested by the Lessor. 4. The attached document(s) are incorporated into this Agreement and are made a part hereof: <ul style="list-style-type: none"> • GSA Form 3518A, Representations and Certifications • 452.204-71 Personal Identity Verification of Contractor Employee (June 2011) 		
The Government reserves the right to terminate this Lease, in whole or part, at any time by giving at least 120 days in writing to the Lessor. 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 full force and effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR : Fort Bend County BY <u>Robert Hebert</u> (Signature)	<u>Robert Hebert</u> (Please Print Name)	<u>County Judge</u> (Title)
IN THE PRESENCE OF (witnessed by:)		
<u>Ann Werlein</u> (Signature)	<u>Ann Werlein</u> Please Print Name	
UNITED STATES OF AMERICA BY <u>Rana Wood</u> (Signature)	<u>Real Property Leasing Office</u> (RPL/Contracting Officer)	

REPRESENTATIONS AND CERTIFICATIONS (Short Form)
(Simplified Acquisition of Leasehold Interests in Real Property
for Leases Up to \$100,000 Annual Rent)

Solicitation Number
Fort Bend County

Dated
08/17/12

Complete appropriate boxes, sign the form, and attach to offer.

The Offeror makes the following Representations and Certifications. NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

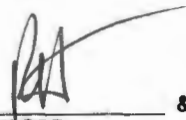
1. SMALL BUSINESS REPRESENTATION (JAN 2007)

- (a) (1) The North American Industry Classification System (NAICS) code for this acquisition is 531190.
- (2) The small business size standard is \$19.0 Million in annual average gross revenue of the concern for the last 3 fiscal years.
- (3) The small business size standard for a concern which submits an offer in its own name, other than on a construction or service contract, but which proposes to furnish a product which it did not itself manufacture, is 500 employees.

(b) *Representations.*

- (1) The Offeror represents as part of its offer that it is, is not a small business concern.
- (2) [Complete only if the Offeror represented itself as a small business concern in paragraph (b)(1) of this provision.] The Offeror represents, for general statistical purposes, that it is, is not, a small disadvantaged business concern as defined in 13 CFR 124.1002.
- (3) [Complete only if the Offeror represented itself as a small business concern in paragraph (b)(1) of this provision.] The Offeror represents as part of its offer that it is, is not a women-owned small business concern.
- (4) [Complete only if the Offeror represented itself as a small business concern in paragraph (b)(1) of this provision.] The Offeror represents as part of its offer that it is, is not a veteran-owned small business concern.
- (5) [Complete only if the Offeror represented itself as a veteran-owned small business concern in paragraph (b)(4) of this provision.] The Offeror represents as part of its offer that it is, is not a service-disabled veteran-owned small business concern.
- (6) [Complete only if the Offeror represented itself as a small business concern in paragraph (b)(1) of this provision.] The Offeror represents, as part of its offer, that—
- (i) It is, is not a HUBZone small business concern listed, on the date of this representation, on the List of Qualified HUBZone Small Business Concerns maintained by the Small Business Administration, and no material change in ownership and control, principal office, or HUBZone employee percentage has occurred since it was certified by the Small Business Administration in accordance with 13 CFR part 128; and
- (ii) It is, is not a joint venture that complies with the requirements of 13 CFR part 126, and the representation in paragraph (b)(6)(i) of this provision is accurate for the HUBZone small business concern or concerns that are participating in the joint venture. [The Offeror shall enter the name or names of the HUBZone small business concern or concerns that are participating in the joint venture: _____.] Each HUBZone small business concern participating in the joint venture shall submit a separate signed copy of the HUBZone representation.

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5. 52.204-3 - TAXPAYER IDENTIFICATION (OCT 1998)

(a) *Definitions.*

"Common parent," as used in this provision, means that corporate entity that owns or controls an affiliated group of corporations that files its Federal income tax returns on a consolidated basis, and of which the Offeror is a member.

"Taxpayer Identification Number (TIN)," as used in this provision, means the number required by the Internal Revenue Service (IRS) to be used by the Offeror in reporting income tax and other returns. The TIN may be either a Social Security Number or an Employer Identification Number.

(b) All Offerors must submit the information required in paragraphs (d) through (f) of this provision to comply with debt collection requirements of 31 U.S.C. 7701(c) and 3325(d), reporting requirements of 26 U.S.C. 6041, 6041A, and 6050M, and implementing regulations issued by the IRS. If the resulting contract is subject to the payment reporting requirements described in Federal Acquisition Regulation (FAR) 4.904, the failure or refusal by the Offeror to furnish the information may result in a 31 percent reduction of payments otherwise due under the contract.

(c) The TIN may be used by the Government to collect and report on any delinquent amounts arising out of the Offeror's relationship with the Government (31 U.S.C. 7701(c)(3)). If the resulting contract is subject to the payment reporting requirements described in FAR 4.904, the TIN provided hereunder may be matched with IRS records to verify the accuracy of the Offeror's TIN.

(d) *Taxpayer Identification Number (TIN).*

TIN: 74-6001969
 TIN has been applied for.
 TIN is not required because:
 Offeror is a nonresident alien, foreign corporation, or foreign partnership that does not have income effectively connected with the conduct of a trade or business in the United States and does not have an office or place of business or a fiscal paying agent in the United States;
 Offeror is an agency or instrumentality of a foreign government;
 Offeror is an agency or instrumentality of the Federal government;

(e) *Type of organization.*

Sole proprietorship; Government entity (Federal, State, or local);
 Partnership; Foreign government;
 Corporate entity (not tax-exempt); International organization per 26 CFR 1.6049-4;
 Corporate entity (tax-exempt); Other _____

(f) *Common Parent.*

Offeror is not owned or controlled by a common parent as defined in paragraph (a) of this provision.
 Name and TIN of common parent:
 Name _____
 TIN _____

6. 52.204-6 -- Data Universal Numbering System (DUNS) Number (OCT 2003)

(a) The Offeror shall enter, in the block with its name and address on the cover page of its offer, the annotation "DUNS" or "DUNS+4" followed by the DUNS number or "DUNS+4" that identifies the Offeror's name and address exactly as stated in the offer. The DUNS number is a nine-digit number assigned by Dun and Bradstreet, Inc. The DUNS+4 is the DUNS number plus a 4-character suffix that may be assigned at the discretion of the Offeror to

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establish additional CCR records for identifying alternative Electronic Funds Transfer (EFT) accounts (see Subpart 32.11) for the same parent concern.

- (b) If the Offeror does not have a DUNS number, it should contact Dun and Bradstreet directly to obtain one.
- (1) An Offeror may obtain a DUNS number—
- (i) If located within the United States, by calling Dun and Bradstreet at 1-866-705-5711 or via the Internet at <http://www.dnb.com>; or
 - (ii) If located outside the United States, by contacting the local Dun and Bradstreet office.
- (2) The Offeror should be prepared to provide the following information:
- (i) Company legal business name.
 - (ii) Tradestyle, doing business, or other name by which your entity is commonly recognized.
 - (iii) Company physical street address, city, state and zip code.
 - (iv) Company mailing address, city, state and zip code (if separate from physical).
 - (v) Company telephone number.
 - (vi) Date the company was started.
 - (vii) Number of employees at your location.
 - (viii) Chief executive officer/key manager.
 - (ix) Line of business (industry).
 - (x) Company Headquarters name and address (reporting relationship within your entity).

7. DUNS NUMBER (JUN 2004)

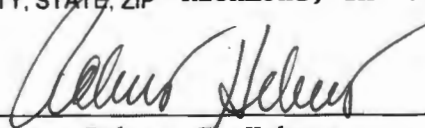
Notwithstanding the above instructions, in addition to inserting the DUNS Number on the offer cover page, the Offeror shall also provide its DUNS Number as part of this submission:

DUNS # 08-14-97075

8. CENTRAL CONTRACTOR REGISTRATION (JAN 2007)

The Central Contractor Registration (CCR) System is a centrally located, searchable database which assists in the development, maintenance, and provision of sources for future procurements. The Offeror must be registered in the CCR prior to lease award. The Offeror shall register via the Internet at <http://www.ccr.gov>. To remain active, the Offeror/Lessor is required to update or renew its registration annually.

- Registration Active and Copy Attached
- Will Activate Registration and Submit Copy to the Government Prior to Award

OFFEROR OR AUTHORIZED REPRESENTATIVE	NAME, ADDRESS (INCLUDING ZIP CODE) NAME Fort Bend County STREET 301 Jackson St, Ste 719 CITY, STATE, ZIP Richmond, TX 77469  Signature Robert E. Hebert	TELEPHONE NUMBER 281-341-8609 <u>8.15.12</u> Date
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IDENTITY VERIFICATION OF PERSONNEL (MAY 2012)

A. The Government reserves the right to verify identities of personnel with routine access to Government Space. The Lessor shall comply with the agency personal identity verification procedures below that implement HOMELAND SECURITY PRESIDENTIAL DIRECTIVE-12 (HSPD-12), Office of Management and Budget (OMB) guidance M-05-24, and Federal Information Processing Standards Publication (FIPS PUB) Number 201, as amended.

B. The Lessor shall insert this paragraph in all subcontracts when the subcontractor is required to have physical access to a federally controlled facility or access to a federal information system.

C. Lessor compliance with paragraphs 1 through 4 below will suffice to meet the Lessor's requirements under HSPD-12, OMB M-05-24, and FIPS PUB Number 201.

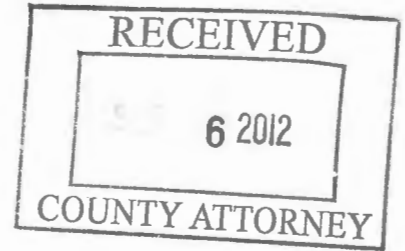
1. The Government reserves the right to conduct background checks on Lessor personnel and contractors with routine access to Government leased Space.

2. Upon request, the Lessor shall submit completed fingerprint charts and background investigation forms for each employee of the Lessor, as well as employees of the Lessor's contractors or subcontractors, who will provide building operating services requiring routine access to the Government's leased Space for a period greater than 6 months. The Government may also require this information for the Lessor's employees, contractors, or subcontractors who will be engaged to perform alterations or emergency repairs in the Government's Space.

3. Upon request, the Lessor must provide Form FD-258, Fingerprint Chart (available from the FSA State Office), and Standard Form 85, National Agency Check with Inquiries, completed by each person and returned to the LCO (or the LCO's designated representative) within 30 days from receipt of the forms. Based on the information furnished, the Government will conduct background investigations of the employees. The LCO will advise the Lessor in writing if an employee fails the investigation, and, effective immediately, the employee will no longer be allowed to work or be assigned to work in the Government's Space.

4. Throughout the life of the Lease, upon request, the Lessor shall provide the same data for any new employees, contractors, or subcontractors who will be assigned to the Government's Space. In the event the Lessor's contractor or subcontractor is subsequently replaced, the new contractor or subcontractor is not required to submit another set of these forms for employees who were cleared through this process while employed by the former contractor or subcontractor. The Lessor shall resubmit Form FD-258 and Standard Form 85 for every employee covered by this paragraph on a 5-year basis.

Lessor RA Government LW



United States
Department of
Agriculture

September 5, 2012

Farm and
Foreign
Agricultural
Services

Farm
Service
Agency

Texas State
FSA Office
2405 Texas Ave S
College Station,
TX 77840

Mr. Marcus D. Spencer
Assistant County Attorney
Fort Bend County
William B. Travis Building
301 Jackson Street, Suite 728
Richmond, Texas 77469

Ms. Spencer:

Enclosed please find two sets of the fully executed original documents pertaining to the lease for the Fort Bend County USDA Service Center located at 1402 Band Road, Suite 200, Rosenberg, Texas 77471:

- Supplemental Lease Agreement (SLA) No. 2, including attachments GSA Form 3518A, Representations and Certifications, and Form 452.204-71, Personal Identity Verification of Contractor Employees (June 2011) exercising the remainder of the Five-Year Lease Renewal from December 1, 2010, through November 30, 2015.

Thank you for your cooperation with this Lease Renewal.

If you have any questions, please contact me by phone 979/680-5252, or email lane.wood@tx.usda.gov.

Sincerely,

Lana Wood
Real Property Leasing Officer

Enclosure

cc: CED, Fort Bend County USDA Service Center



USDA is an equal opportunity provider and employer.