

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	Supplemental Agreement No. 3	Date: <i>9/9/10</i>
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TO LEASE NO. **GS-05B-18192**

ADDRESS OF PREMISES **Green Mount Corporate Center
475 Regency Park
O'Fallon, IL 62269-1895**

THIS AGREEMENT, made and entered into this date by and between **ISBI/BBA Green Mount 1, LLC**

whose address is **1001 Highlands Plaza Drive West, Suite 150
St. Louis, MO 63110-1337**

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 considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 17, 2010, as follows:

I. The purpose of this Supplemental Lease Agreement (SLA) is to provide establish beneficial occupancy and reconcile expenses and final rent values.

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

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

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LESSOR: **ISBI/BBA Green Mount 1, LLC**

BY: *Stuart A. Brown*
Stuart A. Brown
 (Signature)

Manager
 (Title)

IN THE PRESENCE OF

Kimberly S. Adkins
 (Signature)

1001 Highlands Plaza Dr. West
 (Address)
St. Louis, Mo 63110

UNITED STATES OF AMERICA

By: *Christine M. Becker*
 CHRISTINE BECKER

CONTRACTING OFFICER

Paragraph 2 is deleted in its entirety and replaced with:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 17, 2010 through June 16, 2015 subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 3 is deleted in its entirety and replaced with:

"3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

<u>TERM</u>	<u>RATE PER RSF</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
Years 1-5	\$37.34	\$33,294.51	\$399,534.07

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance to SFO GS-05B-18192. Rent for the Lessor shall be prorated. Rent checks shall be made payable to:

ISBI/BBA Green Mount I, LLC
c/o Balke Brown Associates
1001 Highlands Plaza Drive West, Suite 150
St. Louis, MO 63110-1337

Paragraph 26 is hereby added to the lease:

"26. The Lessor has provided 25 access badge key cards to the Government at no charge. All additional cards will cost \$3.00 per card. The Government hereby procures 125 additional cards at the cost of \$375.00 (\$3.00 x 125 cards). The \$375.00 will be amortized into the Tenant Allowance pursuant to the lease."

Paragraph 27 is hereby added to the lease:

"27. The tenant improvement budget is finalized at \$477,331.60. This amount includes the initial budget amount of \$333,785.00 plus Change Orders 1 through 4 and additional access cards totaling \$143,546.60. The full amount of \$477,331.60 is amortized for a period of 5 years at 6.75%. Therefore the tenant build out costs are \$112,746.45 per annum or \$10.53606 per rentable square foot."


Govt Lessor