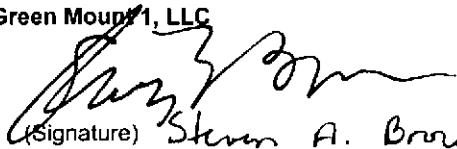

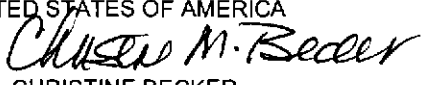


<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	Supplemental Agreement No. 1	Date: <div style="font-size: 1.2em;">4/8/10</div>
TO LEASE NO. <b>GS-05B-18192</b>		
ADDRESS OF PREMISES <b>Green Mount Corporate Center</b> <b>475 Regency Park</b> <b>O'Fallon, IL 62269-1895</b>		
<p>THIS AGREEMENT, made and entered into this date by and between <b>ISBI/BBA Green Mount 1, LLC</b></p> <p>whose address is    <b>1001 Highlands Plaza Drive West, Suite 150</b>                                           <b>St. Louis, MO 63110-1337</b></p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>upon Government execution</u>, as follows:</p> <p><b>1. The purpose of this Supplemental Lease Agreement (SLA) is to provide the Notice to Proceed for the Tenant Construction Budget.</b></p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>          <p>All other terms and conditions of the Lease shall remain in force and effect.</p> <p>Continued on Page 2</p>		
Page 1 of 2		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>LESSOR: ISBI/BBA Green Mount 1, LLC</b></p> <p>BY: </p> <p style="margin-left: 150px;">(Signature) <b>Steven A. Brown</b></p> </div> <div style="width: 45%; text-align: center;"> <p><b>Manager</b></p> <p>(Title)</p> </div> </div> <p>IN THE PRESENCE OF</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p></p> <p>(Signature) <b>Kimberly D. Fishers</b></p> </div> <div style="width: 45%;"> <p><b>1001 Highlands Plaza Dr. West, Ste. 150</b></p> <p>(Address) <b>St. Louis, mo 63110</b></p> </div> </div>		
<p>UNITED STATES OF AMERICA</p> <p></p> <p>By: <b>CHRISTINE BECKER</b></p> <p style="text-align: right; margin-top: 20px;"><b>CONTRACTING OFFICER</b></p>		

**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	\$34.17	\$30,469.01	\$365,628.15

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 25 is hereby added and made a part of this lease**

"25. The Tenant Improvement proposal dated March 19, 2010 is hereby approved for the amount of \$333,785.00. The full amount of \$333,785.00 will be amortized into the rent over the first five (5) years at an interest rate of 6.75% or \$7.37 per rentable square foot. The Government, if approved by the Contracting Officer in writing, may adjust the amortized amount to reflect any additional Tenant improvement costs during the course of the project. The approved budget proposal did not include Building Specific Security items and should the Government, pending written Contractor Officer Approval, add any Building Specific Security costs to the Tenant Improvement budget, said costs will be amortized at the rate of 6.75% up to the amount of \$76,500.00. Any Tenant Improvement amount above the original tenant allowance of \$478,024.00 and \$76,500.00 for Building Specific Security will be paid pursuant to Paragraph 3.3 of the SFO."

  
Govt Lessor