

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-90056	DATE JUL 1/8 2010 7/2/2010	PAGE 1 of 3
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ADDRESS OF PREMISES
Lots 6 and 7 Expedition Business Park, Sioux City, Iowa 51102

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

SIOUCESSA VENTURE, LLC
whose address is 101 W. 2nd Street, Suite 300
Davenport, IA 52801-1814

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 as follows:

1. The purpose of Supplemental Lease Agreement (SLA) Number 1 is to document the partial enclosure of the first floor parking garage and to revise the rent, base cost of services, commission and commission credit.

2. Paragraph 3 of the Lease shall be deleted in its entirety and the following substituted therefore:

3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Month	Shell	Base Cost of Services	Tenant Improvement Allowance	Building Specific Security	Total Annual Rent	Total Monthly Rent
1-3	\$0.00	\$ 54,750.00	\$0.00	\$0.00	\$ 54,750.00	\$ 4,562.50
4-120	\$ 340,903.69	\$ 54,750.00	\$53,851.25	\$28,164.06	\$ 477,669.00	\$ 39,805.75
121-180	\$ 422,919.00	\$ 54,750.00	\$0.00	\$0.00	\$ 477,669.00	\$ 39,805.75

Shell rent, amortized tenant build-out, and amortized building specific security rent will be abated for Months 1-3. Shell rent for Months 4-6 shall be reduced due to the Commission Credit as described in Paragraph 9.

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

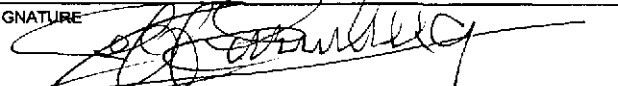
SIOUCESSA VENTURE, LLC
101 W 2ND STREET, SUITE 300
WATERLOO, IA 52801-1814"

(see continuation Page 2 and Attachment A)


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

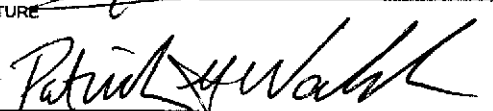
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: SIOUCESSA VENTURE, LLC

SIGNATURE 	NAME OF SIGNER JEFF EIRINBERG
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ADDRESS 101 W. 2ND St, Suite 300, Davenport, Iowa, 52801

IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Kye Carver
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UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	
SIGNATURE 	NAME OF SIGNER Patrick G. Walsh
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

3. Paragraph 6 of the Lease shall be deleted in its entirety and the following substituted therefore:

"6. The following are attached and made a part hereof:

- A. Solicitation for Offers 7IA2099 dated June 8, 2009;
- B. Amendment 1 to SFO 7IA2099, dated October 8, 2009;
- C. Amendment 2 to SFO 7IA2099, dated October 28, 2009;
- D. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05)
- E. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07)
- F. [REDACTED] Program of Requirements and Performance Specifications
- G. Exhibit A – Base Plans (Revised First Floor Plan – SLA No. 1)
- H. Exhibit B – Legal Description"

4. Paragraph 9 of the Lease shall be deleted in its entirety and the following substituted therefore:

"9. In accordance with SFO paragraph 2.4, *Broker Commission and Commission Credit*, Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value for the initial firm term of the Lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.4, only [REDACTED], which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. The remaining [REDACTED] which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. Due to the free rent described in Paragraph 3 of this Lease, the reduction in shell rent shall commence with the fourth (4th) month of the rental payments and continue until the credit has been fully recaptured as indicated in the Notwithstanding Paragraph 3 of the Standard Form 2, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the Fourth month of the rental payments and continue as indicated in this schedule for adjusted Monthly rent:

Fourth Month's Rental Payment \$39,805.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's rent.

Fifth Month's Rental Payment \$39,805.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fifth Month's rent.

Sixth Month's Rental Payment \$39,805.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Sixth Month's rent.

5. Paragraph 11 of the Lease shall be deleted in its entirety and the following substituted therefore:

"11. In accordance with SFO paragraph 4.3, *Operating Costs*, the escalation base is established as \$54,750.00 per annum.

6. The lessor, as a part of rental consideration, agrees to partially enclose the parking garage as shown on the Revised First Floor Plan attached hereto. The garage will be a partially enclosed space per the attached plan featuring masonry wainscoting, a concrete slab floor sloped to one drain, a painted gyp ceiling, with one pedestrian door and one insulated overhead door with electric operator. The internal dimensions of the garage will be approximately 21 feet, 8 inches wide and 24 feet, 8 inches long. The overhead door with electric operator will conform to the specifications as stated in the [REDACTED] Program of Requirements and Performance Standards, General Requirements section, Paragraph 4 with regard to dimensions, functionality and design, however the door dimensions shall be 12 feet high by 12 feet wide. The adjustment of Operating Costs as outlined in Paragraph 5 of this Supplemental Lease Agreement are to allow for heating, cooling, and ventilation of the air in the garage, operation and maintenance of the insulated overhead garage door, and cleaning and janitorial services appropriate for garage space.

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

INITIALS:  & 

Lessor

Government

LEASE NO. GS-06P-90056
SLA NO. 1