

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LIA01020 4407 ✓	DATE MAR 01 2012	PAGE 1 of 3
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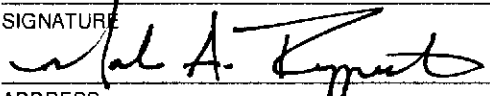
ADDRESS OF PREMISES **Meredith Business Park III, 4411 121st Street, Urbandale, Iowa 50266-2313****THIS AGREEMENT**, made and entered into this date by and between **FOUNTAIN THREE**whose address is 1225 Jordan Creek Parkway, Suite 200
West Des Moines, IA 50266-2346hereinafter called the Lessor, and 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 to establish the lease commencement date, term, revised tenant improvement allowance and the annual rental rate based on the actual tenant improvement costs effective **October 25, 2011**, as follows:**I. Paragraph 2 of this lease is deleted in its entirety and the following substituted therefore:**

TO HAVE AND TO HOLD the said premises with their appurtenances for the term for beginning on October 25, 2011 through October 24, 2021. The Government may cancel this lease in whole or in part anytime after October 24, 2016 on 90 days written notice to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.


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


LESSOR **FOUNTAIN THREE**

SIGNATURE 	NAME OF SIGNER Mark A. Rupprecht
ADDRESS 1225 Jordan Creek Parkway, STE 200 West Des Moines, IA 50266	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Craig Ruesskhoff
ADDRESS 1225 Jordan Creek Parkway, STE 200 West Des Moines, IA 50266	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER PATRICK G. WALSH
	OFFICIAL TITLE OF SIGNER C/O

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II. Paragraph 3 of this lease is 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:

Effective on October 25, 2011 rent shall follow for 12,500 rentable square feet, 11,725 ANSI/BOMA

Dates	Shell	Base Cost of Services	Tenant Improvement Allowance	Total Annual	Total Monthly	Per RSF
October 25, 2011 thru October 24, 2016	\$ 105,893.75	\$ 17,000.00	\$ 28,790.44	\$ 151,684.19	\$ 12,640.35	\$ 12.13
October 25, 2016 thru October 24, 2021	\$ 70,250.00	\$ 17,000.00	\$ -	\$ 87,250.00	\$ 7,270.83	\$ 6.98

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

FOUNTAIN THREE

1225 Jordan Creek Parkway, Suite 200

West Des Moines, IA 50266-2346

III. Paragraph 4 of this lease contract is deleted in its entirety and replaced as follows:

4. The Government may terminate this lease in whole or in part at any time or after October 24, 2016 by giving at least ninety (90) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

IV. Paragraph 7 of the lease contract is deleted in its entirety and replaced as follows:

7. Rent includes a Tenant Improvement Allowance of \$10.211771 per usable square foot, or \$119,733.00 to be amortized through the rent over the firm term of the Lease (60 months) at the rate of 7.50%. In accordance with SFO paragraph 3.3, *Tenant Improvements Rental Adjustment*, these are the actual cost of Tenant Improvements. This amounts consists of:
- Initial TI approval - \$78,785.00
 - CO#1 [REDACTED] - Install dry fire suppression system
 - CO#2 [REDACTED] - Install wall blocking
 - CO#3 [REDACTED] - Install wall insulation
 - CO#4 [REDACTED] - Install door lock 78785
 - CO#5 [REDACTED] - Install 25 pair cabling from D-mark room to [REDACTED] room
 - CO#6 [REDACTED] - Furnish and install twist lock outlet in [REDACTED] room
 - CO#7 [REDACTED] - Install dedicated outlet for dorm style fridge
 - CO#8 [REDACTED] - Furnish and install door bell with shut off switch at main entry door.
 - CO#9 [REDACTED] - Furnish and install door bell at rear entry door
 - CO#10 [REDACTED] - Furnish and install additional outlet within room #102
 - CO#11 [REDACTED] - Furnish and install 4 switch occupancy sensors, j hooks for low voltage cabling, relocate lighting in warehouse.
 - CO#12 [REDACTED] - Install wall and ceiling insulation to improve sound insulation
 - CO#13 [REDACTED] - Furnish and install all cabling
 - Total - \$119,733.00

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V. Paragraph 9 of the lease contract is deleted in its entirety and replaced as follows:

9. In accordance with SFO paragraph 2.6, *Broker Commission and Commission Credit*, Jones Lang LaSalle ("JLL") is the authorized real estate broker representing GSA in connection with this Lease transaction. The Lessor and JLL have agreed to a cooperating Lease commission of [REDACTED] of the firm term value of this 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 2.5, only [REDACTED] which is [REDACTED] of the Commission, will be payable to Jones Lang LaSalle 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. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured. The monthly rent schedule for the firm term is as follows:

Months	Total Monthly Rent	Monthly Shell Rent	Commission Credit	Total Net Monthly Rent
1	\$ 12,640.35	\$ 8,824.48	\$ [REDACTED]	\$ 6,193.77
2	\$ 12,640.35	\$ 8,824.48	\$ [REDACTED]	\$ 6,193.77
3-60	\$ 12,640.35	\$ 8,824.48	\$ [REDACTED]	\$ 12,640.35

All other terms and conditions remain in full force and effect.