

SUPPLEMENTAL LEASE AGREEMENT

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|---------------------------------------|-----------------------------|---------------------|----------------|
| SUPPLEMENTAL LEASE AGREEMENT NO. 1 | TO LEASE NO GS-06P-01056 | DATE APR 17 2012 | PAGE 1 of 3 |
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ADDRESS OF PREMISES

4319 Brady Street, Davenport, Iowa 52806-4008

THIS AGREEMENT, made and entered into this date by and between **DAVESSA Venture, LLC**

whose address is

~~101 W. 2nd St., Suite 300
Davenport, IA 52804-4819~~

4600 E. 53RD St.
Davenport, Iowa 52807-3479

[Signature]
Lessor Gov.

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:

The purpose of this SLA is to document the actual square footage of the building; establish occupancy date; reconcile Tenant Improvement (TI) costs; to establish the payment schedule to reflect actual TI payments, and to provide invoicing instruction.

Paragraph 1 of the Lease is hereby deleted in its entirety and replaced with the following paragraph:

"1. The Lessor hereby leases to the Government the following described premises:

A total of 11,877 rentable square feet (RSF) of office and related space, which yields 10,827 ANSI/BOMA Office Area square feet (USF) of space at 4319 Brady Street, Davenport, Iowa 52806-4008 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 55 parking spaces for exclusive use of the Government employees and patrons."

Paragraph 1.1 of the Lease is hereby deleted in its entirety and replaced with the following paragraph:

"1. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 1, 2012, and continuing through February 28, 2027, subject to termination rights as set forth in the Lease."

(See pages 2 and 3 attached hereto and made a part hereof.)

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

LESSOR: DAVESSA Venture, LLC

SIGNATURE

[Signature]

NAME OF SIGNER

JEFF EIRINBERG

ADDRESS

101 W. 2ND ST., Suite 300, Davenport, Iowa 52801

IN THE PRESENCE OF (SIGNATURE)

[Signature]

NAME OF SIGNER

Robert J. Navarre

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

SIGNATURE

[Signature]

NAME OF SIGNER

Patrick G. Walsh

OFFICIAL TITLE OF SIGNER

Lease Contracting Officer

Paragraph 1.2 of the Lease is hereby deleted in its entirety and replaced with the following paragraph:

"2. The Government shall pay the Lessor monthly rent in arrears in accordance with the following table:

| Months | Annualized | | | | Total Monthly Rent |
|---------|---------------|------------------|------------------------------|-------------------|--------------------|
| | Shell | Cost of Services | Tenant Improvement Allowance | Total Annual Rent | |
| 1-3 | \$ - | \$ 47,000.00 | \$ - | \$ 47,000.00 | \$ 3,916.67 |
| 4-120 | \$ 221,100.00 | \$ 47,000.00 | \$ 59,549.88 | \$ 327,649.88 | \$ 27,304.16 |
| 121-180 | \$ 271,960.00 | \$ 47,000.00 | \$ - | \$ 318,960.00 | \$ 26,580.00 |

Paragraph 4 of the Lease is deleted in its entirety and replaced with the following paragraph:

"4. The Government may terminate this Lease in whole or in part at any time on or after February 28, 2022, by giving at least 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."

Pursuant to SFO paragraph 4.2 B.7, TAX ADJUSTMENT, the Real Estate base is established at \$46,000 and the base year is 2012.

Paragraph 7 of the Lease is hereby deleted in its entirety and replaced with the following paragraph:

"7. In a correspondences dated 1 Dec 2011, titled Notice to Proceed, and a Change Order Request dated 2 Mar 2012, the Tenant Improvements total is \$518,601.48. Rent in the above table includes a TI allowance of \$441,974.16 to be amortized through the rent over the firm term of the Lease (120 months) at the rate of 6.25%. The remainder amount of \$76,627.32 shall be paid to Lessor in a lump sum, upon receipt of a proper invoice that includes:

- Name of the Lessor, which must appear exactly as shown on the Lease;
- Invoice Date;
- **GSA PDN #PS0023122 noted at the top of the invoice;**
- Remit to address as follows:


DAVESSA Venture, LLC
~~401 W. 2nd St., Suite 200~~
Davenport, IA 52801-1813

3 4600 E. 53RD ST.
52807-3479

- Lease Number GS-06P-01056, and SLA Number 1;
- Building address:

4319 Brady Street
Davenport, IA 52806-4008

- Description, price and quantity of property and services actually delivered or rendered;
- Invoice must be either submitted on company letterhead or signed by the person with whom the lease is made.

INITIALS:  & 
Lessor Government

Lease No. GS-06P-01056
SLA No. 1

Payment for all lump sum items shall become due thirty (30) days after completion of the work, acceptance by the Government, and receipt of invoice from the Lessor.

The **original** invoice must be sent directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Payments Division (7BCP)
P.O. Box 17181
Ft. Worth, TX 76102
Telephone: (817)334-2397

A **copy** of the invoice must be provided to the Realty Specialist:

General Services Administration
Shari Ertz
East Leasing Services Branch (6PRE)
1500 East Bannister Road
Kansas City, MO 64131-3088
Fax: 816-926-1140

Paragraph 10 of the Lease is hereby deleted in its entirety and replaced with the following paragraph:

"In accordance with SFO Paragraph 4.1 entitled *Common Area Factor*, the common area factor is hereby established as 1.096980 (11,877 RSF/10,827 USF)."

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

INITIALS:


Lessor

& 
Government

Lease No. GS-06P-01056
SLA No. 1