

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 16	TO LEASE NO GS-06P-80125	DATE December 6, 2011	PAGE 1 of 2
ADDRESS OF PREMISES 1829 Dunn Road, St. Louis, Missouri			

THIS AGREEMENT, made and entered into this date by and between **PH NARA, LLC**

whose address is a Nevada Limited Liability Company
100 North City Parkway, Suite 1700
Las Vegas, Nevada 89106-4610

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease


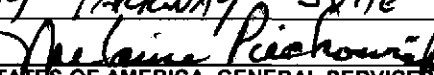

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

1. This Supplemental Lease Agreement ("SLA") is issued to evidence Government acceptance and provide for commencement of rent for occupancy of Phase 8. This is the final phase of occupancy.
2. In accordance with paragraph 3.16.G. of the SFO, as amended, Phase 8 of the project is considered to be substantially complete in accordance with the requirements of the Lease. Phase 8 consists of Burn 1 and Burn 2.
3. Phase 8 consists of a total of 19,911 ANSI/BOMA square feet yielding 20,980 rentable square feet. Annual rental for Phase 8 shall be \$410,779.28, in accordance with the rental set forth in this Lease. Exhibit A (consisting of 1 page) is attached hereto and made a part of this Lease. Exhibit A contains a breakdown of square footages and rent for Phases 1 through 8 and cumulative.
4. The cumulative square footage (Phases 1 through 8) leased by the Government is now 450,495 ANSI/BOMA square feet yielding 474,690 rentable square feet. Cumulative annual rental (Phases 1 through 8) shall be \$9,362,324.39, in accordance with the rental set forth in this Lease.
5. Rent shall commence for Phase 8 beginning on **November 27, 2011**.
6. Beginning on the rent commencement date associated with Phase 8, contained at Paragraph 5, the Government shall have full access to and enjoyment of Phases 1 through 8 and ancillary support space, including parking and other applicable on-site amenities in accordance with the terms set forth in this Lease.

(See page 2 and Exhibits A and B 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: PH NARA, LLC

SIGNATURE 	NAME OF SIGNER BRADLEY SHAR
ADDRESS 100 N. CITY PARKWAY, SUITE 1700 LAS VEGAS NV 89106	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER MELANIE PIECHOWIAK
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	
SIGNATURE 	NAME OF SIGNER Eric B. Gibbs
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

7. In accordance with Paragraph 15 of the Lease, as amended (SLA #1), the base rent for operating cost escalation for Phase 8 is \$50,568.35 per annum (\$2.410311993 per rentable square foot X 20,980 rentable square feet in Phase 8). The total cumulative base rent for operating cost (phases 1 through 8) is now \$1,144,151.00.
8. In accordance with SFO paragraph 3.16.H. of the Lease, **the commencement date for the Lease shall be June 13, 2011. The Lease expiration date shall be June 12, 2031.** See Exhibit B (consisting of 1 page) attached hereto for details of the commencement date calculation.
9. In accordance with SFO paragraph 3.5.A. of the Lease, adjustments for operating costs will begin with the second year of the lease, which will start June 13, 2012.
10. The Lessor agrees to remedy all punchlist items in a manner to minimize interference with or disruptions to the Government's operations in the area encompassed within Phases 1 through 8. At the request of the Government, the Lessor shall coordinate scheduling of punchlist work with the Government so as to minimize interruptions.

INITIALS: BE & EDG
Lessor Government

Lease No. GS-06P-80125
SLA No. 16