

## SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-07B-16899	DATE 2.14.12	PAGE 1 of 2 plus Exhibit A
ADDRESS OF PREMISES Guaranty Plaza, 200 Shoppingway, West Memphis, AR 72301-1734			

**THIS AGREEMENT**, made and entered into this date by and between GUARANTY LOAN & REAL ESTATE CO.

Whose address is 310 MID-CONTINENT PLAZA, SUITE 200  
WEST MEMPHIS, AR 72301-1734

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

**WHEREAS**, the parties hereto desire to amend the above Lease to issue the Notice to proceed with tenant improvements.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government, as follows:

I. This Supplemental Lease Agreement (SLA) is your Notice to Proceed to furnish and install tenant improvements as required and outlined in SFO No. 9AR2088. The total cost for the tenant improvements is \$205,840.00 which has been amortized into the rent at 7.0% for 60 months.

II. In accordance with the Tenant Improvement Rental Adjustment section of SFO 9AR2088, Paragraph 3 of the Lease is deleted and replaced with the following.

3. The Government shall pay the Lessor annual rent at the following rate:


Term Years	Annual Rent	Monthly Rent Payable in Arrears
1-5	\$160,064.57	\$13,338.71
6-10	\$109,719.00	\$ 9,143.25

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


GUARANTY LOAN & REAL ESTATE CO.  
310 MID-CONTINENT PLAZA, SUITE 200  
WEST MEMPHIS, AR 72301-1734

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

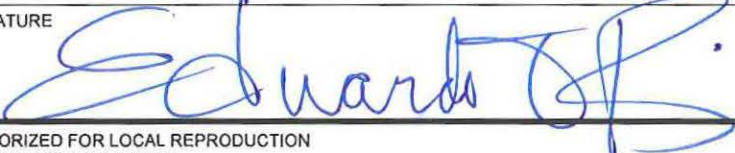
### LESSOR

SIGNATURE 	NAME OF SIGNER Randall Catt
ADDRESS 310 Mid-Continent Plaza, Suite 200, West Memphis, AR 72301	

### IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Richard Flowers
ADDRESS 310 Mid-Continent Plaza, Suite 200, West Memphis, AR 72301	

### UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Eduardo O. Perez
	OFFICIAL TITLE OF SIGNER Contracting Officer

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A (1 page).

IV. The Lessor hereby waives restoration as a result of all improvements.

V. Paragraph 17. of the Lease is deleted and replaced with the following:

In accordance with 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 Broker 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] and is earned upon lease execution, payable according to the Commission Agreement signed between two parties. Due to the Commission Credit described in Paragraph 2.4, only [REDACTED] of the Commission, will be payable to Studley. The remaining [REDACTED] which is the "Commission Credit," shall be credited to the shell rental portion of the annual rental payments due and owing 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 in equal monthly installments over the shortest time period practicable.

Notwithstanding Paragraph 3 of this Lease, 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 first full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Full Month's Rental Payment \$13,338.71 minus prorated Commission Credit of [REDACTED] equals [REDACTED]  
adjusted First Month's Rent  
Second Full Month's Rental Payment \$13,338.71 minus prorated Commission Credit of [REDACTED] equals [REDACTED]  
adjusted Second Month's Rent  
Third Full Month's Rental Payment \$13,338.71 minus prorated Commission Credit of [REDACTED] equals [REDACTED]  
adjusted Third Month's Rent  
Fourth Full Month's Rental Payment \$13,338.71 minus prorated Commission Credit of [REDACTED] equals [REDACTED]  
adjusted Fourth Month's Rent

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

INITIALS:  LESSOR &  GOV'T