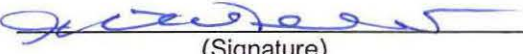

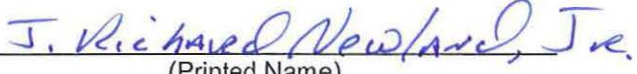
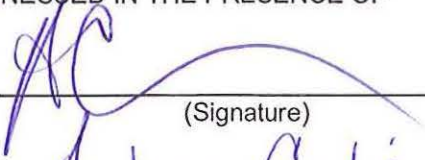
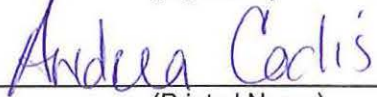
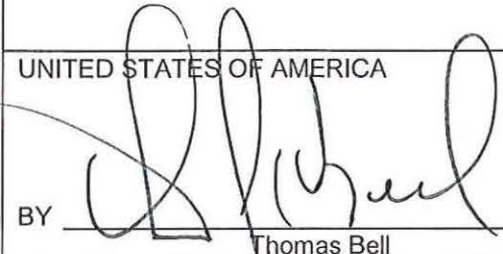



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|--|--|--------------------------------|-----------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | | SUPPLEMENTAL AGREEMENT NO 2 | DATE 5.23.12 |
| ADDRESS OF PREMISES: 2228 Cottondale Lane Little Rock, AR 72202-2038 | | TO LEASE NO. GSB-07B-16910 | |
| <p>THIS AGREEMENT, made and entered into this date by and between 2228 COTTONDALE LANE, LLC whose address is</p> <p style="margin-left: 150px;">2228 Cottondale Lane, Suite 200 Little Rock, AR 72202-2038</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto agree to supplement the above Lease.</p> <p>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:</p> <ol style="list-style-type: none"> 1.) Description of the Tenant Improvements to be constructed; and 2.) To provide a Notice to proceed; and 3.) To revise the annual rent; and 4.) To provide for the method of payment of the Tenant Improvements; and 5.) All other terms and conditions are in full force and effect. <p>See Attached</p> <p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p> | | | |
| <p>BY: 2228 COTTONDALE LANE, LLC</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">  _____ (Signature) </div> <div style="text-align: center;">  _____ (Title) </div> </div> <div style="display: flex; justify-content: center; margin-top: 20px;"> <div style="text-align: center;">  _____ (Printed Name) </div> </div> | | | |
| <p>WITNESSED IN THE PRESENCE OF</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">  _____ (Signature) </div> <div style="text-align: center;"> 2228 Cottondale Lane _____ (Address) </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">  _____ (Printed Name) </div> <div style="text-align: center;"> Little Rock, AR 72202 _____ (City, State, Zip) </div> </div> | | | |
| <p>UNITED STATES OF AMERICA</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">  _____ BY Thomas Bell </div> <div style="text-align: center;">  _____ (Official Title) </div> </div> | | | |

Supplemental Lease Agreement #2
2228 Cottondale Lane
Little Rock, AR 72202-2038

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements on the 3rd floor space depicted and according to the Construction Documents pursuant to Job Number 1374 for Suite 300, prepared by RPPY Architects, dated October 28, 2011.

The Lessor remains responsible for the accuracy of the Construction Drawings as stated in the Solicitation for Offer under "Construction Schedule and Acceptance of Tenant Improvements, Review of Working/Construction Drawings. This Supplemental Lease Agreement does not release the Lessor for liability for accuracy of the Construction Drawings when compared to the GSA approved Design Intent Drawings.

2.) Upon full execution and delivery of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the Tenant Improvement construction. The anticipated date of completion and acceptance by the Government is on or before September 14, 2012.

3.) The Government shall pay the Lessor annual rent of \$231,416.10 at the rate of \$19,248.89 per month in arrears for the first five (5) years of the lease. The annual rent consists of Shell Rent of \$130,239.43 per year, Operating Costs of \$42,068.55 per year, and amortized Tenant Improvement costs in the amount of \$59,108.12 per year.

4.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The Government and the Lessor have agreed that the total cost of the Tenant Improvements has increased from \$261,015.07 to \$800,086.73. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion. The Government will amortize \$261,015.07 over the first five years of the lease agreement at an interest rate of 5%, monthly. The remaining balance of \$539,071.66 shall be paid by lump-sum payment.

Any changes to the Construction Drawings which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

All questions pertaining to this Lease shall be referred, in writing, to the Contracting Officer of the General Services Administration (GSA) or his/her designee. The Government's occupant of the leased premises is not authorized to administer this lease or make commitments to the Lessor that are not followed-up with a written agreement to the Lease. GSA assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this Lease or any other cost authorized, in writing, by the GSA Contracting Officer. The Lessor will not be reimbursed for any services not provided for in this Lease, including but not limited to; repairs, changes in scope of work, alterations, and overtime services without the written authorization of a Contracting Officer. If Lessor delivers space with Tenant Improvements not authorized, in writing, by the GSA Contracting Officer, then the Lessor shall not be entitled to compensation or payment.

The Lessor may invoice GSA upon the completion of the Tenant Improvements and the acceptance thereof by the Government. The rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Supplemental Lease Agreement.

The remaining balance of \$539,071.66 for Tenant Improvements shall be paid to the Lessor in one (1) lump-sum payment upon receipt of a proper invoice (as described in GSA Form 3517, General Clauses, 552.232-75, *Prompt Payment*) from the Lessor. To submit for payment of the lump-sum-payment, the

Gov't Initials _____

Lessor Initials _____

Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PS** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp> . Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer/Realty Specialist at the following address:

Jeffrey Navarro
U.S. General Services Administration
300 E. 8TH Street, G150
Austin TX 78701-3233

5.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials

Lessor Initials