GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT ADDRESS OF PREMISES 125 Lisle Industrial Avenue, Suite 120 Lexington, KY 40511-2044 LEASE AMENDMENT LEASE AMENDMENT No. 1 TO LEASE NO. GS-04B-62587 PDN Number: N/A

THIS AMENDMENT is made and entered into between Winmar Corporation

whose address is:

1500 Leestown Road, Suite 208

Lexington, KY 40511-2044

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 establish beneficial occupancy.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective June 13, 2013 as follows:

Upon execution of this Lease Amendment (LA) by the Contracting Officer, the Government hereby accepts the Premises in its entirety as of May 1, 2013. The final rental amounts are established and payable in accordance with the rent table below for the entire term of the Lease unless otherwise modified by a subsequent lease amendment in the future.

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

This Lease Amendment contains 2 pages.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:	FOR THE GO
Signature: Name: John T. Mikheing Title: John T. Mikheing Entity Name: John Mart. Conf. Date: June 17, 2013	Signature: Name: Ja Title: Lease contracting officer GSA, Public Buildings, Service, Date: 6 24/13
WITNESSED FOR THE LESSOR BY:	
Signature: Name: Squadra Vougla.S Title: Proptity Manage Date: June 12, 2013	

0	FIRM TERM ANNUAL RENT	HON FIRM TERM ANNUAL RENT
SHELL RENT1	\$70,467.39	\$70,467.39
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00
OPERATING COSTS ³	\$29,905.96	\$29,905.96
BUILDING SPECIFIC AMORTIZED CAPITAL	\$0.00	\$0.00
PARKING	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$100,373.35	\$100,373.35

Shell rent (Firm Term) calculation: \$11.97 per RSF multiplied by 5,887 RSF

Studley, Inc. ("Broker") is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is and is earned upon Lease execution, payable according to the commission agreement signed between the two parties. Only of the Commission, will be payable to Studley, Inc. with the remaining , which is the Commission Credit, to 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 practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease snall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$8,364.45 minus prorated Commission Credit of equals adjusted 1st Month's Rent

WHEREAS the occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by a GSA, Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.

The Lessor waives all restoration rights.

USE OF THE GSA FORM 276 SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO 'GSA FORM 276' OR SUPPLEMENTAL LEASE AGREEMENT SHALL BE NOW HEREBY CONSTRUED TO MEAN 'LEASE AMENDMENT.

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INITIALS:

Lease Amendment Form 12/12

The Tenart Improvement Allowance of \$0.00 is amortized at a rate of 0 percent per annum over 0 years.

Operating Costs rent calculation: \$5.08 per RSF multiplied by 5.887 RSF. No adjustments will be made to the operating cost during the initial term of the mass. Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 0 years