

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 1</b>  <b>TO LEASE NO. GS-06P-11101</b>
<b>ADDRESS OF PREMISES:</b> The Hammons Tower 901 E. St. Louis Street Springfield, MO 65806-2561	<b>PDN Number:</b> N/A

**THIS AGREEMENT**, made and entered into this date by and between **JQH Springfield Tower, LLC**

whose address is: 300 John Q. Hammons Pkwy., Suite 900  
Springfield, MO 65806-2550

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

**WHEREAS**, the parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended, effective January 1, 2013, as follows: Lease Amendment No. 1 is issued to document the date of beneficial occupancy and to commence rent prior to completion of the tenant improvements, and to correct the Common Area Factor. All other terms and conditions remain the same.

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

1. To Have and To Hold the said Premises with its appurtenances for the term beginning January 1, 2013 and continuing for a period of 10 Years, 5 Years Firm through December 31, 2022, subject to termination and renewal rights as may be hereinafter set forth.

**CONTINUED ON PAGE 2 HERETO**

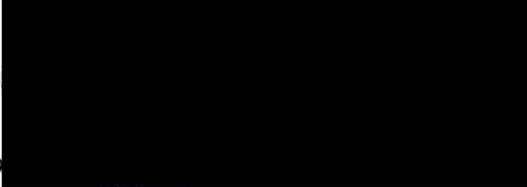
This Lease Amendment contains 2 pages.

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:**

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: JQH Springfield Tower, LLC  
Date: 1-14-13

**FOR THE**

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Pub \_\_\_\_\_  
Date: 1/14/13

**WITNESSED**  **OR BY:**

Signature:   
Name: MARK HARRELL  
Title: Pres.  
Date: 1-11-13

2. Rent for the period beginning January 1, 2013 up until completion and acceptance of the tenant improvements will not include an amount for Tenant Improvement amortization or Building Specific Security amortization. Upon completion and acceptance of the tenant improvements, (within 90 working days following Lease Award) the final Tenant Improvement and Building Specific Security amounts of the rental rate will be documented in a Lease Amendment and amortized over the remaining firm term of the lease. Beginning January 1, 2013 the rent will be \$304,898.75 per annum (Shell Rent of \$216,421.50 and Operating Costs of \$88,477.25) which equates to \$25,408.23 a month in arrears.
3. The Common Area Factor (CAF) is established as 1.129933636 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.
4. All other terms and conditions of the lease shall remain in force and effect.

INITIALS:  LESSOR &  GOVT