

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-06P-21030
ADDRESS OF PREMISES 8880 HAZELWOOD TECH COURT, HAZELWOOD, MO, 63042-2926	PDN Number: PS0028706

**THIS AMENDMENT** is made and entered into between **Jamestown Investment Co.**

whose address is: 6105 Dunn Road  
Hazelwood, MO, 63042-1117

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 06/01/2014 as follows:

This Lease Amendment (LA) #2 states that the air conditioner project, described in LA #1, is substantially complete on 06/01/2014.

A. Subparagraph A of Paragraph 1.03 Rent and Other Considerations (SEP 2012) is amended to state:


"A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates effective 06/01/2014:

See Page 2, attached hereto and made a part hereof.


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: Steven B. Rees  
 Title: General Partner  
 Entity Name: **Jamestown Investment Co.**  
 Date: 6/10/14

**FOR THE GOVERNMENT:**

Signature:   
 Name: Michael Elson  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service, Real Estate Acquisition Division  
 Date: 6/30/14

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: SHARON L. WALLACE  
 Title: GENERAL PARTNER  
 Date: JUNE 10, 2014

	06/01/2014 – 03/31/2023 Annual Rent
Shell Rent	\$16,081.00
Tenant Improvement Rent	\$0.00
Operating Costs	\$12,016.96
Building Specific Amortized Capital	\$0.00
Parking	\$0.00
<b>Total Annual Rent</b>	<b>\$28,097.96</b>

Rental Rates above do not include escalations in operating costs above the base year which have occurred to date.”

B. The lessor shall follow the invoicing instructions provided in LA #1, which are restated here:

Upon satisfactory completion of the air conditioner project, work inspection and acceptance by the Government as described in this LA #1, the Government shall pay the Lessor a lump-sum payment of [REDACTED]. Payment of the lump-sum item shall become due thirty (30) days after completion of work, acceptance by the Government and receipt of invoice from the Lessor. Payment is contingent upon receipt of a proper invoice which shall include as follows:

- Name of the Lessor, which must appear exactly as shown on the lease.
- Invoice Date
- GSA PDN #PS0028706 noted at the top of the invoice.
- Lease Contract number (GS-06P-21030), Lease Agreement (LA #1), and address of the leased premises
- Description, price and quantity of the property and services actually delivered or rendered
- “Remit to” address
- Name, title, phone number and mailing address of person to be notified in the event of a defective invoice.

Invoice must be either submitted on company letterhead or signed by the person with whom the Lease is made. The original invoice must be sent directly to the GSA Finance Office at the following address:

General Services Administration  
FTS and PBS Payment Division  
P.O Box 17191  
Fort Worth, TX 76102

A copy of the invoice must be provided to the following address:

General Services Administration  
Attn: Michael Elson, Lease Contracting Officer  
East Leasing Branch (6PRE)  
Real Estate Acquisition Division  
1500 East Bannister Road  
Kansas City, MO 64131  
Fax 816-926-1140

C. Upon termination of the Lease and in the event the Government elects not to remove the alterations, additions and fixtures installed pursuant to this agreement, the Lessor may not require the Government to restore premises to a condition provided for in the original plans and specifications. However, in the event said alterations, additions and fixtures are removed by the Government, the Government agrees to restore the premises to condition provided for in the original plans and specifications at commencement of its occupancy minus elements or circumstances over which the Government has not control, or pay in lieu thereof the difference between the fair market value of the property in its unrestored condition and its value in a restored condition.

INITIALS:

ME  
LESSOR

&

ME

GOVT