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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 4 TO LEASE NO. GS-06P-LMO21045 |
| ADDRESS OF PREMISES: 4349 Woodson Road St. Louis, MO 63134 | PDN Number: PS0036543 |

THIS AGREEMENT, made and entered into this date by and between **Marvin Holdings, LLC**

whose address is: **46 Countryside Lane
St. Louis, MO 63131**

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 the date of completion of Tenant Improvements and beneficial occupancy, establish rental payments including amortized tenant improvement costs, include authorized change orders, and establish the final commission amount and credit.

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

1. LEASE TERM is hereby deleted in its entirety and replaced with the following:

"To Have and To Hold the said Premises with its appurtenances for the term beginning May 15, 2017 and continuing for a period of 15 Years Firm through May 14, 2032, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The date of substantial completion of Tenant Improvements shall be established in a subsequent lease amendment."

This Lease Amendment contains 47 pages, including Exhibit A.

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 GOVERNMENT:

Signature:

Signature:

Name:

Name:

Title:

Title:

Entity Name:

Title: Lease Contracting Officer

Date:

Date:

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

2. Section 1.03 RENT AND OTHER CONSIDERATION (SEP 2012) is hereby deleted in its entirety and replaced with the following:

"1.03 RENT AND OTHER CONSIDERATION (SEP 2012)

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

| | FIRM TERM (YEAR 1) | FIRM TERM (YEARS 2-10) | FIRM TERM (YEARS 11-15) |
|---|-------------------------------|-----------------------------------|------------------------------------|
| | ANNUAL RENT | ANNUAL RENT | ANNUAL RENT |
| SHELL RENT ¹ | \$204,793.75 | \$ 226,300.00 | \$ 226,300.00 |
| TENANT IMPROVEMENTS RENT ² | \$60,066.15 | \$ 60,066.15 | \$ 0.00 |
| OPERATING COSTS | \$68,556.25 | \$ 78,081.14 | \$ 78,081.14 |
| BUILDING SPECIFIC SECURITY ³ | \$40,395.05 | \$ 40,395.05 | \$ 0.00 |
| TOTAL ANNUAL RENT | \$373,811.20 | \$ 404,842.34 | \$ 304,381.14 |

¹Shell rent (Firm Term, Year 1) calculation: \$14.03 per RSF multiplied by 14,600 RSF.

Shell rent (Firm Term, Years 2-15) calculation: \$15.50 per RSF multiplied by 14,600 RSF.

²The Tenant Improvement Allowance of \$471,926.46 is amortized at a rate of 5 percent per annum over 10 years.

³Building Specific Amortized Capital (BSAC) of \$317,375.00 are amortized at a rate of 5 percent per annum over 10 years

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 12,695 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. Rent is subject to adjustment based on the final Building Specific Amortized Capital (BSAC) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

E. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

F. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

G. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

H. THIS PARAGRAPH WAS INTENTIONALLY DELETED

3. Section 1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011) is hereby deleted in its entirety and replaced with the following:

"1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The date of substantial completion of the Tenant Improvements (TI) will be determined in a subsequent lease amendment. The Government and Lessor agree that the Tenant Improvement costs and BSAC costs, including all approved change orders as of the signature date of this

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lease amendment (Exhibit A attached), are \$3,018,444.81. The approved change orders [REDACTED] described in Exhibit A, includes the following:

Change Order 1: Changes to and from Innometrics security system [REDACTED]
 Change Order 2: Vault HVAC Work [REDACTED]
 Change Order 3: Relocate existing sprinkler system [REDACTED]
 Change Order 4: Floor patch [REDACTED]
 Change Order 5A, 5B, 5C: Structural Angle, Call button, Voice and Data change orders [REDACTED]
 Change Order 6A, 6B: Bullet proof transaction window and Epoxy Floor change order [REDACTED]
 Change Order 7A, 7B: Vault registers and electrifying locker change order [REDACTED]
 A/E Fees: Include 6.5% per Lease agreement [REDACTED]

Of the \$3,018,444.81 Tenant improvement and BSAC costs, only \$789,301.47 (Amortized TI of \$471,926.47 and Amortized BSAC of \$317,375.00) are amortized into the rent for the first ten (10) years of the firm term at the rate of 5.0% as described in the Lease. The remaining \$2,229,143.34 shall be paid to Lessor upon completion as described herein.

The Government shall reimburse the Lessor in a lump sum payment in the amount of \$2,229,143.34, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Lease Contracting Officer.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Lease Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

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

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

General Services Administration
 Attn: GSA LEASE CONTRACTING OFFICER – MICHAEL ELSON
 2300 Main St., FL 7
 Kansas City, MO 64108

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0036543

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it."

4. Section 1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012) is hereby deleted in its entirety and replaced with the following:

A. Savills Studley, Inc. (f/k/a Studley, Inc.), ("Broker") is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to Savills Studley, Inc. with the remaining [REDACTED] 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.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall 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 \$31,150.93 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1ST Month's Rent.*

Month 2 Rental Payment \$31,150.93 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2ND Month's Rent.*

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

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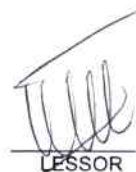
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5. All other terms and conditions of the lease shall remain in force and effect.

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