

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO GS-06P-80057	DATE 7 Dec 10	PAGE 1 of 3
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ADDRESS OF PREMISES
402 S. Main Street, Joplin, MO

THIS AGREEMENT, made and entered into this date by and between

U.S. Bank National Association

whose address is **777 E. Wisconsin Avenue, Suite 3175
Milwaukee, WI 53202-5399**

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 correct the Lessor/Payee address, establish the date of occupancy of the Government leased space, and provide invoicing instructions for lump sum build-out costs.

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

1. The Preamble is revised to indicate that the Lessor's address is "777 E. Wisconsin Avenue, Suite 3175, Milwaukee, WI 53202-5399."
2. Paragraph 1 of the Lease is amended as follows:

"1. The Lessor hereby leases to the Government the following described premises:

Approximately 1,760 rentable square feet (RSF) of office and related space, which yields 1,600 ANSI/BOMA Office Area square feet (USF) of space, identified as Suite 400, at 402 South Main Street, Joplin, Missouri (as described in Exhibit A, attached hereto), to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are two (2) on-site, reserved parking spaces for exclusive use of the Government.

3. Paragraph 2 of the Lease is amended as follows:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning November 18, 2010 through November 17, 2020."

(See attached hereto pages 2 and 3 made a part hereof).

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

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: U.S. BANK NATIONAL ASSOCIATION

[Redacted]	NAME OF SIGNER <i>Steven Boemer</i>
[Redacted]	NAME OF SIGNER <i>Joe Ullrich</i>
AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	NAME OF SIGNER <i>Sheri DeMartino</i>
[Redacted]	OFFICIAL TITLE OF SIGNER Contracting Officer

4. The Government's physical occupancy of the space is delayed. In accordance with the SFO paragraph entitled *Adjustment for Vacant Premises*, paragraph 3 of the Lease is amended as follows:

"3. The Government shall pay the Lessor annual rent, payable monthly in arrears, as follows:

Period	Shell (Annual)	Operating (Annual)	Tenant Improvement (Annual)	Annual Rent	Annual Rate per USF
11/18/10-11/17/20	\$38,349.48	\$3,497.00	\$6,903.52	\$48,750.00	\$30.468750

* Operating rent specified in the table is exclusive of annual adjustments to which the Lessor may be entitled under the terms of this Lease. *

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

U.S. Bank National Association
 777 E. Wisconsin Ave, Suite 3175
 Milwaukee, WI 53202-5399"

A subsequent Supplemental Lease Agreement will be prepared at the time of occupancy to reflect a rental rate inclusive of annual operating rent of \$5,875.00.

5. Paragraph 7 of the Lease is amended as follows:

"7. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, tenant improvements in the amount of \$46,400.00 (1,600 USF x \$29.00) shall be amortized through the rent for 120 months at the rate of 8.5%. The total annual cost of tenant improvements for the amortization period shall be \$6,903.52."

6. By correspondence dated July 9, September 10, October 4, October 27, and November 1, 2010, the Government issued Notices to Proceed with Tenant Improvements totaling \$148,210.00. Of that amount, \$46,400.00 is amortized in the rent and reflected in rental rates of paragraph 4.

The Government shall pay the Lessor a lump sum payment in the amount of \$101,810.00 for build-out costs in excess of the Tenant Improvement Allowance. Payment is contingent upon receipt of a proper invoice, which shall include:

- Name of the Lessor, which must appear exactly as shown on the Lease.
- Invoice date.
- **GSA PDN # PS0018323 noted at top of invoice.**
- Lease contract number (GS-06P-80057), Supplemental Lease Agreement Number (SLA 1), and address of leased premises.
- Description, price, and quantity of 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.

7. 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 17181
 Fort Worth, TX 76102

INITIALS: SB & SD
 Lessor Government

Lease No. GS-06P-80057
 SLA No. 1

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

General Services Administration
Attn: Sheri DeMartino, Realty Specialist
East Leasing Services (Code 6PRE)
1500 East Bannister Road
Kansas City, MO 64131
Fax: 816-926-8307

- 8. For purposes of tax adjustments, the base year is established as November 2010.
- 9. The Lessor hereby waives restoration as a result of all improvements.

INITIALS: B & SD
Lessor Government

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