

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-90060	DATE JUL 19 2010	PAGE 1
ADDRESS OF PREMISES [Redacted] Building, 1122 Town & Country Commons Drive, Chesterfield, Missouri, 63017-8200.			

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

GSA-IRS St. Louis Property, LLC
c/o Bryan Cave LLP

whose address is 211 North Broadway, Suite 3600
St. Louis, Missouri 63102-2750

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective _____, as follows:

The word "effective" directly above was deleted prior to signature by either party.

1. Paragraph 2 of the Lease is deleted and replaced as follows:

"2. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning no later April 1, 2011. The term of the lease is 10 years, five years firm, subject to termination rights described in paragraph 4 below."

2. Paragraph 2 of the General Clauses of the Lease is deleted and replaced as follows:

"2. Subletting and Assignment Clause (Revised) The Government may sublet any part of the premises but shall not be relieved from any obligations under this lease by reason of any such subletting. The Government may at any time assign this lease but shall not be relieved from its obligations to Lessor under this lease."

3. Paragraph 17 of the General Clauses of the Lease is deleted and replaced as follows:

"17. Fire And Casualty Damage (Revised) If the entire premises are destroyed by fire or other casualty, this lease will immediately terminate. In case of partial destruction or damage, the premises will be repaired by Lessor within 270 days of such fire or other casualty, and the rent will be reduced proportionately by supplemental agreement hereto effective from the date of such partial destruction or damage. Nothing in this lease shall be construed as relieving the Lessor from liability for damage to or destruction of property of the United States of America caused by the willful or negligent act or omission of the Lessor.

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: GSA-IRS St. Louis Property, LLC A Missouri Limited Liability Company

By: Their GSA & Investment Trust, a Wyoming Trust

By: Their Fiduciary Management, Trustee

[Redacted Signature]	NAME OF SIGNER Steven D. Korenblat, Vice President
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Bryan Cave LLP, One Metropolitan Square, St. Louis, MO 63102

IN THE PRESENCE OF (SIGNATURE)	NAME OF SIGNER
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UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

SIGNATURE	NAME OF SIGNER Brian K. Dunlay
[Redacted Signature]	OFFICIAL TITLE OF SIGNER Contracting Officer

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