

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. **2** TO LEASE NO. **GS-06P-90060** DATE **MAR 03 2011** PAGE **1 of 2**

ADDRESS OF PREMISES **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**

whose address is **c/o Bryan Cave LLP
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 upon execution by the Government, as follows:

1. Paragraph 9 of the lease is hereby deleted in its entirety and replaced as follows:

"9. The Government shall pay the Lessor annual rent in accordance with the following schedule:

Year	Shell	Operating	TI	Total Annual Rent	Rate per ABOASF	Rate per RSF	Monthly Rent
1	\$618,350.72	\$206,269.36	\$ -	\$ 824,620.08	\$ 18.03	\$ 17.004930	\$ 68,718.34
2	\$648,079.12	\$206,269.36	\$ -	\$ 854,348.48	\$ 18.68	\$ 17.817975	\$ 71,195.71
3	\$677,807.52	\$206,269.36	\$ -	\$ 884,076.88	\$ 19.33	\$ 18.231021	\$ 73,673.07
4	\$707,535.92	\$206,269.36	\$ -	\$ 913,805.28	\$ 19.98	\$ 18.844066	\$ 76,150.44
5	\$737,264.32	\$206,269.36	\$ -	\$ 943,533.68	\$ 20.63	\$ 19.457111	\$ 78,627.81
6	\$701,590.24	\$206,269.36	\$ -	\$ 907,859.60	\$ 19.85	\$ 18.721457	\$ 75,654.97
7	\$735,892.24	\$206,269.36	\$ -	\$ 942,161.60	\$ 20.60	\$ 19.428817	\$ 78,513.47
8	\$770,194.24	\$206,269.36	\$ -	\$ 976,463.60	\$ 21.35	\$ 20.136176	\$ 81,371.97
9	\$804,496.24	\$206,269.36	\$ -	\$1,010,765.60	\$ 22.10	\$ 20.843536	\$ 84,230.47
10	\$838,798.24	\$206,269.36	\$ -	\$1,045,067.60	\$ 22.85	\$ 21.550896	\$ 87,088.97

Rent is paid monthly in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

GSA-IRS St. Louis Property, LLC
c/o Bryan Cave LLP
211 North Broadway, Suite 3600
St. Louis, MO 63102-2750"

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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: Tibair GSA & Investment Trust, a Wyoming Trust

By: Tibair Fiduciary Management, Trustee

SIGNATURE [Redacted] NAME OF SIGNER
Steven D. Korenblat, Vice President

ADDRESS
Bryan Cave LLP, One Metropolitan Square, St. Louis, MO 63102

IN PRESENCE OF

SIGNATURE [Redacted] NAME OF SIGNER
Linda Monke

ADDRESS
211 N. Broadway, Suite 3600, St. Louis, MO 63102

UNITED STATES OF AMERICA

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

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2. Paragraphs 19, 24, 25 and 26 of the lease are hereby deleted in their entirety. The Government is not using any of the Tenant Improvement Allowance.

3. Paragraph 27 of the lease is hereby deleted in its entirety and replaced as follows:

"27. In accordance with Paragraph 2.4 (Broker Commission and Commission Credit), Jones Lang LaSalle, is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Jones Lang LaSalle have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"), less [REDACTED] to the owner's broker representative. The total amount of the Commission to Jones Lang LaSalle is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.4, it is the agreement between Jones Lang LaSalle, the Lessor and the Government that [REDACTED] or [REDACTED] of total commissions will be applied to the shell rent as a rent credit. The remaining [REDACTED] of the Commission or [REDACTED] shall be paid to Jones Lang LaSalle, [REDACTED] has already been paid and the remaining [REDACTED] shall be paid upon occupancy of the Leased premises. The remainder of the Commission which is [REDACTED] is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing and shall be reduced to fully recapture the Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue over the minimum number of months that will not exceed the months shell rental until the credit has been fully recaptured. The full TI Allowance is not being used by the Government and the Commission to Jones Lang LaSalle has been reduced accordingly."

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

INITIALS: SAK LESSOR & HLO GOVERNMENT

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