

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-06P-90085
ADDRESS OF PREMISES: Millennium Building 43 Prairie Dell Plaza Union, MO 63090-2531	PDN Number: PS0024788

THIS AGREEMENT, made and entered into this date by and between **Unnerstall Land & Cattle Co., L.C.**

whose address is: 18 West Second Street
Washington, MO 63090-2531

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 as follows:

This Lease Amendment #2 provides for project change orders, establishes a lump payment and serves as a notice to proceed for the work.

1. The lessor shall provide, install and maintain the following items, which will be paid for in a lump sum amount.
 - a. Fiber reinforced plastic wall panels below the knee space in the transaction windows for room #101 [REDACTED]
 - b. Carpet Tile [REDACTED]
 - c. A hard wall [REDACTED]
 - d. A smoke indicator [REDACTED]
 - e. Light for exterior flag [REDACTED]
 - f. Four (4) post lan rack for room #110 [REDACTED]).
 - g. [REDACTED]

This Lease Amendment contains 3 pages.

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: [REDACTED]
Name: Kurt [REDACTED]
Title: President
Entity Name: Unnerstall Land & Cattle Co., L.C.
Date: 11/19/12

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service, SPRE
Date: 11/27/12

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: Accounting Manager
Date: 11/19/12

2. Full execution of this Lease Amendment #2 constitutes a notice to proceed for the change order work. Work shall be completed no later than January 1, 2013. Any modification and/or changes shall be agreed to by a subsequent lease amendment and be approved by the lease contracting officer.
3. Upon satisfactory completion of the work inspection and acceptance by the Government as described in this Lease Amendment #2, the Government shall pay the Lessor a lump sum payment of \$12,896.00. 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 # PS0024788 noted at top of invoice.
 - Lease contract number (GS-06P-90085), Lease Amendment #2, 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.

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

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

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

4. Section II. Special Requirements, F. Multipurpose Room, #13 is hereby amended to state:

"A hard wall with an STV of 44 will be provided and installed in place of an accordion door between rooms 117 & 118."

5. Section II. Special Requirements, T. Fans, #1 is hereby amended to state:

"The lessor reserves the right to provide, install, and maintain ceiling fans in the reception area."

INITIALS:

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LESSOR

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6. Solicitation For Offers, 10.4 Emergency Power to Critical Systems is hereby amended to state:

"Emergency power backup is required for all alarm systems, fire detection systems, entry control devices, lighting, etc., and special equipment, as identified elsewhere in the SFO.

A. Building Shell:

Emergency power to building systems in building shell.

B. Tenant Improvement:

Emergency power to agency special equipment is tenant improvement."

7. Solicitation For Offers, 7.13 Floor Covering and Perimeters, B, #1 is hereby amended to state:

"Floor coverings shall be carpet tile as designated by the Government's approved design intent drawings. The Government's approved design intent drawing specifies the location of the ceramic tile and vinyl composition tile. This clause modifies the design intent drawing to state that luxury vinyl tile shall replace the ceramic tile and vinyl composition tile as the approved flooring. The lessor shall maintain the luxury vinyl tile in accordance with the janitorial section of the lease. The agency reserves the right to have the luxury vinyl tile buffed at the agency's expense if, at its sole discretion, it deems it necessary."

8. 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 condition provided for in 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 original plans and specifications at commencement of its occupancy minus elements or circumstances over which the Government has no 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.

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

INITIALS:

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