

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE October 5, 2010 LEASE NO. GS-06P-90128

THIS LEASE, made and entered into this date by and between **830 Primrose, LLC**

whose address is 1 Lakeshore Drive
Kimberling City, MO 65686-9604

and whose interest in the property hereinafter described is that of **OWNER**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

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

3,427 rentable square feet, which yields 3,200 ANSI/BOMA Office Area square feet (USF) of existing first-floor space at 830 E. Primrose, Springfield, MO 65807-5254, to be used for such purposes as determined by the General Services Administration.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 1, 2010, through September 30, 2020, subject to termination rights as hereinafter set forth.
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
10/1/10 - 9/30/20	\$59,801.15	\$16,449.60	\$0.00	\$76,250.75	\$23.828369

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


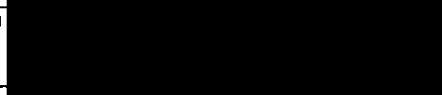

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Property Management Services
1 Lakeshore Drive
Kimberling City, MO 65686-9604

(See attached pages 2 and 3)

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

Lessor **830 Primrose, LLC**

	NAME OF SIGNER <u>MARTIN STUDER</u>
<u>PO Box 1378 Kimberling City, MO 65686</u>	NAME OF SIGNER <u>ANNE TILLMAN</u>
	UNITED STATES OF AMERICA
SIGNATURE 	NAME OF SIGNER <u>Sheri DeMartino</u>
	OFFICIAL TITLE OF SIGNER <u>Lease Contracting Officer</u>

4. The Government may terminate this Lease, in whole or in part, at any time on or after October 1, 2015, by giving at least ninety (90) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
 - A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO No. 9MO2237, dated March 30, 2010, as amended.
6. The following are attached and made a part hereof:
 - A. Solicitation for Offers 9MO2237 dated March 30, 2010, and Amendment 1 thereto.
 - B. GSA Form 3517B entitled GENERAL CLAUSES (Rev. 06/08) (33 pages)
 - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07) (7 pages)
 - D. Commission Agreement dated March 30, 2010
7. In accordance with SFO paragraph 2.3, *Broker Commission and Commission Credit*, Jones Lang LaSalle ("JLL") is the authorized real estate broker representing GSA in connection with this Lease transaction. The Lessor and JLL have agreed to a cooperating Lease commission of [redacted] of the firm term value of this Lease ("Commission"). The total amount of the Commission 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 2.3, only [redacted] which is [redacted] of the Commission, will be payable to Jones Lang LaSalle when the Lease is awarded. The remaining [redacted] which is [redacted] of the Commission ("Commission Credit") shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced 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. The monthly rent schedule for the firm term is as follows:

Months	Total Monthly Rent	Monthly Shell Rent	Commission Credit	Total Net Monthly Rent
1	\$ 6,354.23	\$ 4,983.43	\$	\$ 6,354.23
2-60	\$ 6,354.23	\$ 4,983.43	\$	\$ 6,354.23

8. In accordance with SFO paragraph 4.1, *Measurement of Space*, the common area factor is established as 1.070938 (3,427 RSF / 3,200 USF).
9. In accordance with SFO paragraph 4.2, *Tax Adjustment*, the percentage of Government occupancy is established as 14.95% (3,427 RSF/ 22,926 RSF).
10. In accordance with SFO paragraph 4.3, *Operating Costs*, the escalation base is established as \$16,449.60 per annum (\$5,1405 / USF). The base year is established as October 1, 2010.
11. In accordance with SFO paragraph 4.4, *Adjustment for Vacant Premises*, the adjustment is established as \$0.00/USF for vacant space (rental reduction).
12. In accordance with SFO Paragraph 4.6, *Overtime Usage*, if a need for overtime HVAC arises, the Lessor agrees to provide this service at no additional cost to the Government. Any areas requiring 24/7 HVAC will be provided at no additional cost to the Government.

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 Lessor Government

13. The Lessor hereby forever and unconditionally waives any right to make a claim against the Government for restoration arising from alteration or removal of any alteration by the Government during the term of this Lease or any extensions, alterations completed by either the Government or Lessor (including initial build out of the Lease space), and/or any subsequent modifications required during the Lease period. At the Government's sole discretion, alterations will remain in the Leased space after termination of the Lease contract and will become property of the Lessor.
14. This Lease, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, expressed or implied, shall be admissible to contradict the provisions of this Lease.
15. The Lessor hereby waives restoration as a result of all improvements.
16. The parties acknowledge that Government has occupied the Premises most recently under Lease No. GS-06P-00003, and Government will continue in possession and control over the Premises, which are currently in good condition and satisfactory to Government as now configured and finished. Notwithstanding paragraph 17 below, or any other provision of this Lease, any required alterations to the current conditions or finishes or any new work shall be at Government's expense.
17. At the Lessor's expense, within the first six months of occupancy under this Lease, the leased premises will be repainted and recarpeted. This work includes moving and returning of tenant furnishings, including disassembly and reassembly of systems furniture. Colors/finishes must be approved by the tenants and the work must be performed at a time acceptable to the tenants. Products must meet the specifications outlined in the "Painting" and "Carpet Tile" sections of SFO No. 9MO2237, dated March 30, 2010. All work must be completed no later than March 31, 2011.

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