

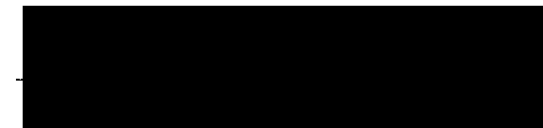
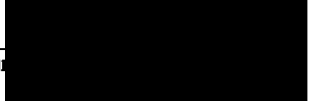


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICE SUPPLEMENTAL LEASE AGREEMENT	Supplemental Lease Agreement No. 1	Date 4.8.11
To Lease No.: GS-06P-90129		
ADDRESS OF PREMISES	3031 South Fort Avenue Springfield, MO 65807-4311	
<p>THIS AGREEMENT, made and entered into this date by and between Karchmer, Inc. 3041 South Kimbrough Avenue, Suite 106 Springfield, MO 65807-5100</p> <p>hereinafter called the lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to increase the Rentable Square Footage (RSF) and the ANSI/BOMA Office Area square footage (ABOA), to adjust the Annualized Cost of Services and to amend the requirements in the Solicitation for Offers 9MO2001 dated 02/17/2010.</p> <p>NOW THEREFORE, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:</p>		
<p>1. Paragraph 1 is hereby deleted in its entirety and replaced with the following:</p> <p>“1. The Lessor hereby Leases to the Government the following described premises:</p> <p>New construction consisting of a total of 12,187 rentable square feet (RSF) of office and related space, which yields 11,370 ANSI/BOMA Office Area square feet (ABOA), as shown in Attachment C, to be located at 3031 South Fort Avenue, Springfield MO 65807-4311 and 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 twenty-seven (27) on-site, secured, surface parking spaces for the exclusive use of Government employees.”</p> <p>Continued on Page 2 of 4</p>		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: KARCHMER, INC.		
BY:		President (Title)
IN		
UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION		
BY: SHELLIE STARR (Signature)		CONTRACTING OFFICER (Official Title)

2. Paragraph 3 is hereby deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Months	Annualized				Total Monthly Rent
	Shell	Cost of Services	Tenant Improvement Allowance	Total Annual Rent	
1-60	\$ 272,826.60	\$ 68,342.00	\$ 46,651.11	\$ 387,819.71	\$ 32,318.31
61-120	\$ 314,164.74	\$ 68,342.00	\$ 46,651.11	\$ 429,157.85	\$ 35,763.15
121-180	\$ 192,090.00	\$ 68,342.00	-	\$ 260,432.00	\$ 21,702.67

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

KARCHMER, INC.
3041 S. KIMBROUGH AVE., SUITE 106
SPRINGFIELD, MO 65807-5100

3. Paragraph 7 is hereby deleted in its entirety and replaced with the following:

"7. The total ANSI/BOMA square foot area referred to in Paragraph 1 of the SF-2 herein is subject to an adjustment with the actual number of ANSI/BOMA Office Area square feet delivered to be determined by mutual field measurements in accordance with provisions of Paragraph 4.2 in the SFO. However, it is mutually agreed that the total ANSI/BOMA Office Area square feet may not exceed the maximum limitation of 11,370 ANSI/BOMA Office Area square feet.

If the actual number of ANSI/BOMA Office Area square feet differs from Paragraph 1 of this Supplemental Lease Agreement, the Lease shall be amended by Supplemental Lease Agreement after field measurement to establish the square footage in compliance with the terms of this Paragraph."

4. Paragraph 8 is hereby deleted in its entirety and replaced with the following:

"8. The tenant build out will conform to the specifications of the Lease and all attachments, and will be provided by the Lessor as part of the total rental payment. In accordance with Paragraph 3.2 of the SFO, *Tenant Improvements included in Offer*, the Lessor agrees to provide up to \$466,511.10 toward the cost of the Tenant Improvements. The Tenant Improvement Allowance of \$466,511.10 will be amortized for a period of 120 months at the rate of 0.00%. Therefore, the amortized tenant build out costs are \$46,651.11 per annum.

In accordance with SFO paragraph 3.3, *Tenant Improvement Rental Adjustment*, in the event the Tenant Improvement Cost is less than the amount provided above, the Lessor agrees to refund such difference in the form of reduction of base rent using a 0.00% amortization rate. The refund will be a credit of the rent equally spread out throughout the firm lease term (120 months). In the event that the Tenant Improvement Cost is greater than the amount provided above, Lessor agrees to amortize the additional cost at 0.00% throughout the firm lease term, or the Government may choose to pay lump sum for any part of the Tenant Improvement Cost. The Government and Lessor must agree on any additional Tenant Improvement Cost through a Supplemental Lease Agreement."

5. Paragraph 9 is hereby deleted in its entirety and replaced with the following:

"9. In accordance with SFO Paragraph 4.1, *Measurement of Space*, the common area factor is established as 1.071856 (12,187 RSF / 11,370 ABOA)."

6. Paragraph 10 is hereby deleted in its entirety and replaced with the following:

"10. In accordance with SFO Paragraph 4.2, Tax Adjustment, the percentage of Government occupancy is established as 100.00% (12,187 RSF / 12,187 RSF)."

7. Paragraph 11 is hereby deleted in its entirety and replaced with the following:

"11. In accordance with SFO Paragraph 4.3, Operating Costs, the escalation base is established as \$68,342.00 per annum."

8. Paragraph 19 is hereby deleted in its entirety and replaced with the following:

"19. In accordance with SFO paragraph 2.5, *Broker Commission and Commission Credit*, CB Richard Ellis, Inc. ("CBRE") is the authorized real estate broker representing GSA in connection with this Lease transaction. The Lessor and CBRE have agreed to a 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 2.5, only [REDACTED], which is [REDACTED] of the Commission, will be payable to CBRE 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 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.

First month's rental payment of \$32,318.31 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Second month's rental payment of \$32,318.31 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted second month's rent).

Third month's rental payment of \$32,318.31 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted third month's rent).

Fourth month's rental payment of \$32,318.31 shall commence in full."

9. Paragraph 1.9 of SFO No. 9MO2001 is hereby deleted in its entirety and replaced with the following:

"Occupancy is estimated to be September 1, 2011."

10. The requirement in Paragraph 3.4.A.8.a of SFO No. 9MO2001 mandating achievement of LEED Indoor Environmental Quality: Credit 2, "Increased Ventilation" is hereby waived by the Government.

11. In an effort to achieve energy efficiencies through interior lighting, Paragraph 8.19.A.1.a of SFO No. 9MO2001 is amended as follows:

"a. Unless alternate lighting is approved by the Contracting Officer, the Lessor shall provide deep-cell parabolic louver 2' x 4' or 2' x 2' (or building standard that meets or exceeds this standard) or modern diffused fluorescent fixtures using no more than 2.0 W per ABOA square foot. Building shell lighting fixtures shall produce a light level of 35 average maintained foot-candles at working surface height throughout work areas, and 1 foot-candle to 10 foot-candles, or minimum levels sufficient for safety, in non-working areas. Exceptions may be granted by the GSA Contracting Officer. When the space is not in use by the Government, interior and exterior lighting, except that essential for safety and security purposes, shall be turned off.

Furthermore, the Lessor shall provide, at no cost to the Government, task lighting for all tenant work surfaces in order to achieve a light level of 50 average maintained foot-candles. The task lighting, which must be approved by the Contracting Officer, will be a plug-in fixture sitting on each desk-top or integrated within the systems furniture and coordinated with tenant, who provides their own furniture.

Lessor is responsible for the maintenance and repair of all associated task lighting fixtures throughout the life of the Lease."

11. Paragraph 8.19.B.1 of SFO No. 9MO2001 is hereby deleted in its entirety and replaced with the following:

"B. TENANT IMPROVEMENTS

1. If the tenant requires lighting levels of 50 foot-candles in areas other than tenant work surfaces, such lighting shall be designed and provided by the Lessor as part of the Tenant Improvement Allowance."
12. Paragraph 10.24 of SFO No. 9MO2001 entitled, "Security Design Criteria: Façade Protection" is hereby deleted in its entirety. In consideration of this waiver by the Government, the Lessor agrees to provide all shell construction associated with the addition of the Sallyport/Garage at no additional cost to the Government. The Government shall be responsible for all necessary Tenant Improvement costs associated with the Sallyport/Garage.
13. The area designated as the Sallyport/Garage (see Attachment C attached to this SLA) shall have the following unique heating, air conditioning and janitorial requirements:
 - a. The Sallyport/Garage shall not require heating or air conditioning.
 - b. Janitorial service, provided by the Lessor, shall consist of the following:
 - i. *Daily*. Empty trash receptacles. Sweep entire Sallyport/Garage area.
 - ii. *Weekly*. Damp mop and spray buff floor.
 - iii. *Monthly*. Thoroughly dust.
 - iv. *Annually*. Strip and refinish floors.

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