

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. **2** TO LEASE NO. **GS-07B-16825** DATE **6/8/11** PAGE **1 of 2**

ADDRESS OF PREMISES **900 Leisure Lane, Bartlesville, OK 74006-7986**

THIS AGREEMENT, made and entered into this date by and between **DALE & BERTHA JONES, LLC**,

whose address is **2428 SUNUP DR
CLINTON, OK 73601-2905**

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

This Supplemental Lease Agreement (SLA) Number 2 is issued to increase the amount of space, adjust the Tenant Improvement Allowance, change the annual rent, adjust the commission and commission credit.

Paragraphs 1, 2, 3, 4, 7, 9, 10, 11 and 15 are replaced in their entirety with the following:

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

A total of 5,412 rentable square feet (RSF) of office and related space, which yields 4,989 ANSI/BOMA Office Area square feet (USF) of space located at 900 Leisure Lane, Bartlesville, OK 74006-7986 otherwise known as Lot Four, Terrel Taylor Addition, Bartlesville, Washington County, Oklahoma) 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) parking spaces for exclusive use of Government employees and patrons.

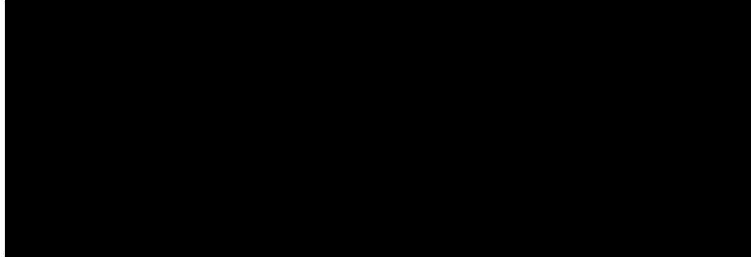
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on the date the Government accepts the premises as substantially complete and continuing for ten (10) years, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$167,472.09, paid monthly in arrears for years one (1) through five (5). This includes operating costs of \$33,446.16 per year as identified in paragraph 10 and the amortizing of the Tenant Improvement Allowance of \$170,025.12 at an interest rate of 7% over 5 years as identified in paragraph 7. For years 6-10 the Government will pay the Lessor annual rent of \$128,697.36, paid monthly in arrears. This includes operating costs of \$33,446.16 plus CPI. 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:

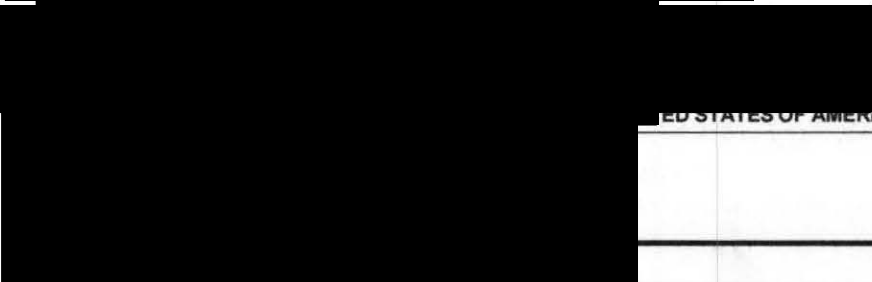
**DALE & BERTHA JONES, LLC
2428 SUNUP DR
CLINTON, OK 73601-2905**

4. The Government may terminate this lease in whole or in part at any time after the fifth (5th) year of the lease 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.

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



LESSOR
NAME OF SIGNER
Dale Jones, Manager



IN WITNESS WHEREOF
NAME OF SIGNER
Jub-Ree Walker

UNITED STATES OF AMERICA
NAME OF SIGNER
Thomas T. Abraham
OFFICIAL TITLE OF SIGNER
LEASING CONTRACTING OFFICER

7. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, rent shall include a Tenant Improvement Allowance (TIA) of \$170,025.12 to be amortized through the rent. The TIA shall be amortized at seven percent (7%) per annum over the five (5) year firm term of the lease.

9. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 100%. (5,412 RSF / 5,412 RSF).

10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$33,446.16/annum.

11. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.08479 (5,412 RSF/4,989 USF).

15. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the five (5) year firm term value of this lease valued [REDACTED]. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue for equal amounts until all commission has been withheld.

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