

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LOK16879	DATE 8-23-11	PAGE 1 of 2
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ADDRESS OF PREMISES
524 s. 2ND, McAlester, Oklahoma 74501-5814

THIS AGREEMENT, made and entered into this date by and between **FIRST REALTY BETTER HOMES & GARDENS, INC.**

whose address is 602 S. 2ND
MCALESTER, OKLAHOMA 74501-5814

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

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended, effective August 19, 2011 as follows:

Supplemental Lease Agreement No. 1 is issued to document the date of beneficial occupancy and commence rent prior to completion of the tenant improvements. All other terms and conditions remain the same unless stated otherwise herein.

1. Paragraph 2 of the Lease shall be deleted and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning August 19, 2011 and continuing for a term through 10 years, subject to termination and renewal rights as may be hereinafter set forth."

2. Paragraph 3 of the Lease shall be deleted and replaced with the following:

"3. The Government shall pay the Lessor annual rent at the following rate:

TERM	MONTHLY RENT	ANNUAL RENT
Years 1-10	\$14,073.50	\$168,882.06

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

First Realty Better Homes & Gardens, Inc.
602 S. 2nd
McAlester, OK 74501-5814"

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

LESSOR

SIGNATURE 	NAME OF SIGNER RANOLL S. SAUNIER
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ADDRESS

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Johnna Smith
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ADDRESS

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Kelly Hartz
	OFFICIAL TITLE OF SIGNER Lsg Contracting Officer

3. Paragraph 9 of the Lease shall be deleted and replaced with the following:

"9. In accordance with the SFO paragraph 3.2 entitled *Tenant Improvements Included in Offer*, Tenant Improvements in the total amount of \$156,305.00 shall be amortized through the rent for five (5) years at the rate of 7.50%. Beginning with year six of the Lease term, the rent shall remain the same for the remainder of the term, subject to termination and renewal rights as may be set forth in the Lease."

4. Paragraph 17 of the Lease shall be deleted and replaced with the following:

"17. In accordance with Paragraph 2.5, Broker Commission and Commission Credit, Studley Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Broker 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] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Due to the Commission Credit described in Paragraph 2.B, only [REDACTED] or [REDACTED] of the Commission, will be payable to Studley. The remaining [REDACTED] or [REDACTED] which is the "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 in equal monthly installments over the shortest time period practicable.

Notwithstanding Paragraph 3 of this Lease, the shell 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 as indicated in this schedule for adjusted Monthly Rent:

First Full Month's Rental Payment \$14,073.50 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent
Second Full Month's Rental Payment \$14,073.50 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent
Third Full Month's Rental Payment \$14,073.50 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent"

5. All other terms and conditions of Lease No. LOK16879 shall remain unchanged.

END OF SLA No. 1

INITIALS

GOV'T KA	LESSOR KSS
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