

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07P-LOK17337
ADDRESS OF PREMISES One W. 3 rd Street, Suite 1225 Tulsa, OK 74103-3532	PDN Number: NA

THIS AMENDMENT is made and entered into between Metropolitan Tulsa Investments, LLC, a Delaware Limited Liability Company, as to a 33 1/3% undivided interest; Mercury Tulsa, LLC, a Delaware Limited Liability Company, as to a 33 1/3% undivided interest; and Lancaster Tulsa, LLC, a Delaware Limited Liability Company, as to a 33 1/3% undivided interest.

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

WHEREAS, the parties hereto desire to amend the above Lease to: (i) revise the parking space allocation and the parking rental rates.


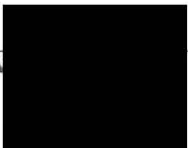



NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended effective January 1, 2015, as follows:

Paragraph A of Section 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013) of the Lease shall be deleted in its entirety and replaced with the following:

This Lease Amendment contains 2 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 BY:  Name: Isaac Oved Entity: Mercury Tulsa, LLC Date: <u>9/18/15</u> (Date)	FOR THE GOVERNMENT BY:  Signature: _____ Name: Jeffrey [Redacted] Title: Leasing Officer GS/ Public Buildings Service, Date: <u>9/29/15</u>
 Name: Haim Revah Entity: Metropolitan Tulsa Investments, LLC Date: <u>9/21/15</u> (Date)	
 Name: Freddie Strou Entity: Lancaster Tulsa, LLC Date: <u>9/17/15</u> (Date)	
WITNESSED FOR THE LESSOR BY:  Name: William Daniels Title: Leasing Agent Date: <u>9/28/15</u> (Date)	

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM (01/01/2015 – 12/31/2019)	NON-FIRM TERM (01/01/2020 - 12/31/2035)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$ 70,968.06	\$ 77,805.06
OPERATING COSTS ²	\$ 45,260.94	\$ 45,260.94
PARKING ³	\$ 6,780.00	\$ 6,780.00
TOTAL ANNUAL RENT	\$123,009.00	\$129,846.00

¹Shell rent calculation:
 (Firm Term) Years 1-10): \$ 70,968.06 divided by 6,837RSF equals \$10.38 per RSF
 (Non-Firm Term) Years 11-15: \$77,805.06 divided by 6,837 RSF equals \$11.38 per RSF

²Operating Costs rent calculation: \$45,260.94 divided by 6,837 RSF equals \$ 6.82 per RSF

³Parking: 1 space multiplied by \$115.00/month = \$115.00/month or \$1,380.00/year
 6 spaces multiplied by \$75.00/month = \$450.00/month or \$5,400.00/year
 TOTAL ANNUAL PARKING \$6,780.00/year

End of Lease Amendment No. 1

INITIALS: PS & _____
 LESSOR GOVT