

| | |
|---|---------------------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 3 |
| | TO LEASE NO. GS-07B-16936 |
| ADDRESS OF PREMISES Poage Building 101 S. Main Street Temple, TX 76501-7602 | PDN Number: N/A |

THIS AMENDMENT is made and entered into between R.G.R. Inc.

whose address is: 1918 N. 11th Street
Muskogee, OK 74401-3507

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

WHEREAS, the parties hereto desire to amend the above Lease.

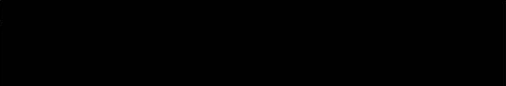
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective January 7, 2014 as follows:

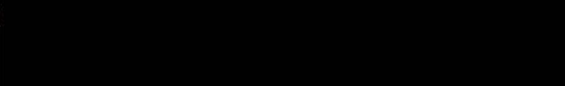
- 1) To approve requested change orders; and
- 2) To provide a Notice to Proceed with change order work; and
- 3) Address Tenant Improvement costs; and


This Lease Amendment contains 6 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 
 Signature: _____
 Name: _____
 Title: President
 Entity Name: RGR, Inc
 Date: 01/07/2014

FOR THE GOVERNMENT 
 Signature: _____
 Name: CHRISTINA DOLAN
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 01/09/2014

WITNESSED FOR THE LESSOR BY:

 Signature: _____
 Name: _____ert
 Title: Property Manager
 Date: 01/07/2014

1.) The following changes are made in accordance with the changes clause of the General Clauses of the lease, section 552.270-14(2), Works and Services:

1. Change Order #1 () – Build new walls, Door and Jamb, Circuits/Outlets, Data, Carpeting/Cove Base, Painting (6800 sf).
2. Change Order #8 () – Demo RD Business Section Wall and door, Haul Off, Tie in lighting and remove switch, Demo singular outlet.
3. Change Order #11 () – NRCS construction second floor, 3rd floor new room paint and carpet.

The total cost for the above work is \$67,042.27 includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the change orders. All changes performed under this contract shall not exceed \$67,042.27.

The changes described above and in the attached Exhibit A pursuant to this Lease Amendment (LA) shall be maintained by the Lessor during the term of this lease and are to remain the property of the Lessor. Lessor waives restoration of the premises for these changes.

2.) Upon full execution and delivery of this Lease Amendment (LA) the Lessor can consider this as a Notice to Proceed with the above change orders #1, #8, and #11. The anticipated date of completion and acceptance by the Government is on or before April 1, 2014.

3.) The Lessor and the Government have agreed that the approved cost of the approved change orders is \$67,042.27 and that there shall be a remaining allowance of \$1,165,961.13 to be used for future approved change orders, if any. (Lease TI of \$2,584,611.58 - \$1,315,032.35 (LA No.1) - \$5,801.81 (LA No 2) - \$67,042.27 (LA No. 3) = \$1,196,735.15). The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the change orders by the anticipated date of completion. Upon completion and acceptance of the tenant improvements, the final Tenant Improvement and Building Specific Security amounts of the rental rate will be documented in a Lease Amendment and amortized over a fifteen (15) year total term from the acceptance date.

INITIALS: MSM & CD
LESSOR GOVT