

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LMO51020
ADDRESS OF PREMISES 305 East McCarty Street Jefferson City, Missouri 65101-3155	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between **Oak Properties LLC**

whose address is: 4215 B. Willow Lake Court  
Jefferson City, Missouri 65109-0595

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 immediately, as follows:

**1. Paragraph 1.03 of the Lease is hereby amended as follows: "RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (SEP 2013)**

	FIRM TERM YEARS 1-5		NON-FIRM TERM YEARS 6-10	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$14,452.50	\$11.75	\$14,452.50	\$11.75
TENANT IMPROVEMENTS RENT	\$ 2,680.92	\$2.17960976		
OPERATING COSTS	\$ 7,170.90	\$5.83	\$ 7,170.90	\$5.83
<b>TOTAL ANNUAL RENT</b>	<b>\$24,304.32</b>	<b>\$19.75960976</b>	<b>\$21,623.40</b>	<b>\$17.58</b>

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.

<div style="background-color: black; width: 100%; height: 40px; margin-bottom: 5px;"></div> Name: <u>Anna Marie Knipp</u> Title: <u>[Signature]</u> Entity Name: <u>Oak Properties, LLC</u> Date: _____	FOR THE G	<div style="background-color: black; width: 100%; height: 40px; margin-bottom: 5px;"></div> Name: _____ Title: _____ GSA, Public Buildings Service, Real Estate Acquisition Division Date: <u>1/5/2016</u>
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**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Shirley L. Stokes  
 Title: Branch Manager - Mainstreet Bank  
 Date: 12/26/15

The actual Tenant Improvement Allowance used is \$11,556 (\$9.39512195/ABOA Square Feet) and is amortized at a rate of 6 percent per annum over 5 years. Rates may be rounded. The Tenant Improvement Allowance was used to replace the carpet and paint.

2. The Lessor waives restoration associated with the alterations listed in Lease Amendment Number 1.

INITIALS:  &   
LESSOR GOVT