

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-07B-LOK17051
ADDRESS OF PREMISES McJunkin Red Man Plaza 8023 E. 63 rd Place Tulsa, OK 74133-1255	PDN Number: PS0030666

THIS AMENDMENT is made and entered into between EAGLE I INVESTMENTS, LLC

whose address is: 4500 SOUTH GARNETT
SUITE 600
TULSA, OK 74146

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) establish the commencement date of the lease, (ii) establish the square footage of the leased space, (iii) establish the annual rental amounts revised to exclude BSAC, (iv) establish the Governments Percentage of Occupancy, (v) establish the Base for the Operating Cost adjustment, (vi) establish the Common Area Factor, (vii) acknowledge the BSAC is included in the Tenant Improvement overages and excluded from the rent table, (viii) to revise the Broker Commission and the Commission Credit, and (ix) accept the Tenant Improvements as completed.

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 July 9, 2015 as follows:

- A. The Lease commencement date shall be July 9, 2015 and shall expire on July 8, 2030 subject to the termination rights set forth in the lease in Section 1.05 TERMINATION RIGHTS (AUG 2011).
- B. Effective July 9, 2015, the Government accepts 14,886 ABOA / 17,119 RSF on the third floor and known as Suite 300, in accordance with Paragraph "Acceptance of Space (SEP 1999)" of the General Clauses 3517(REV 11/05).


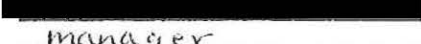
Continued on Page 2

This Lease Amendment contains 3 pages, plus Exhibit A (2 pages).

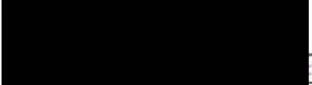
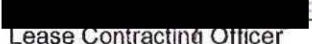
All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

EAGLE I INVESTMENTS, LLC

Signature: 
Name: 
Title: manager
Entity Name: Eagle I Investments, LLC
Date: 31 JULY 2015

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
Date: 8-5-2015

WITNESSES FOR THE LESSOR BY:

Signature: 
Name: 
Title: 
Date: 7.31.15

C. Paragraph A of Section 1.03 RENT AND OTHER CONSIDERATION (AUG 2011) shall be deleted and replaced with the following:

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

	FIRM TERM – YEARS 1 - 5	FIRM TERM – YEARS 6 - 10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$213,987.50	\$251,820.49
TENANT IMPROVEMENTS RENT ¹	\$90,261.17 ³	\$90,261.17 ³
OPERATING COSTS	\$70,726.00	\$70,726.00
BUILDING SPECIFIC SECURITY ²	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$374,974.67	\$412,807.66

¹The Tenant Improvement Allowance of \$640,689.72 is amortized at a rate of 7.25 percent per annum over 10 years.

²All Building Specific Security Costs of have been paid lump-sum with the Tenant Improvement overages.

³Rates may be rounded.

All BSAC Costs have been paid lump-sum with the TI overages.

	NON FIRM TERM YEARS 11 - 15
	ANNUAL RENT
SHELL RENT	\$346,264.35
TENANT IMPROVEMENTS RENT ¹	\$ 0.00
OPERATING COSTS	\$70,726.00
BUILDING SPECIFIC SECURITY ²	\$ 0.00
TOTAL ANNUAL RENT	\$416,990.35

D. Effective July 9, 2015, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 12.6169 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 17,119 RSF by the total Building space of 135,683 RSF.

E. Effective July 9, 2015, the Operating Cost base shall be \$70,726.00. Operating Costs shall be subject to annual CPI adjustments.

F. Effective July 9, 2015, the Common Area Factor for the lease space shall be 15.00 percent.

G. Effective July 9, 2015, the Lessor and Government acknowledge that the Government has elected to pay for the Building Specific Amortized Capital (BSAC) items in a lump-sum payment upon substantial completion of the improvements. The cost of the BSAC has been included with the Tenant Improvement estimate and lump-sum cost is included in the Tenant Improvement overages. The amortized BSAC has been removed from the rent table.

H. Section 1.04 BROKER COMMISSION AND COMMISSION CREDIT (AUG 2011) shall be deleted and replaced with the following:

1.04 BROKER COMMISSION AND COMMISSION CREDIT (AUG 2011)

SAVILLS STUDLEY, INC. (f/k/a Studley, Inc.) ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. 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. Only [REDACTED] of the Commission, will be payable to SAVILLS STUDLEY, INC. with the remaining [REDACTED] which is the "Commission Credit", to be credited to the

INITIALS: RS LESSOR & MT GOV'T

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 practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully 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 \$31,247.89 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Full Month's Rent.

Second Full Month's Rental Payment \$31,247.89 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Full Month's Rent.

Third Full Month's Rental Payment \$31,247.89 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Full Month's Rent.

Fourth Full Month's Rental Payment \$31,247.89 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Full Month's Rent.

Fifth Full Month's Rental Payment \$31,247.89 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fifth Full Month's Rent.

- I. The space is determined to be substantially complete, and the Government accepts the improvements required in the Government's space located in Suite number 300. The Lessor shall complete the items listed on the GSA Form 1204, incorporated into this Lease Amendment as Exhibit A within thirty (30) days.
- J. The Lessor hereby waives and forever relinquishes any right to make a claim against the Government for restoration arising from alteration or removal of any alteration by the Government during the term of this Lease or any extensions, and for alterations completed by either the Government or Lessor including initial build out of the lease space and/or any subsequent modifications required during the Lease period. At the Government's sole discretion, alterations that remain in the leased space after termination of the Lease contract will become property of the Lessor.

End of Lease Amendment No. 6

INITIALS: *RL* LESSOR & *ML* GOVT