

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 10	TO LEASE NO. GS-06P-80125	DATE July 5, 2011	PAGE 1 of 2
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ADDRESS OF PREMISES
1829 Dunn Road, St. Louis, Missouri

THIS AGREEMENT, made and entered into this date by and between PH NARA, LLC

whose address is a Nevada Limited Liability Company
100 N. City Parkway, Suite 1700
Las Vegas, Nevada 89106-4610

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective _____, as follows:

The word "effective" directly above was deleted prior to signature by either party.

1. This Supplemental Lease Agreement ("SLA") is issued to evidence Government acceptance and provide for commencement of rent for occupancy of Phase 3.
2. In accordance with paragraph 3.16.G. of the SFO, as amended, Phase 3 of the project is considered to be substantially complete in accordance with the requirements of the Lease. Phase 3 consists of archival bays 2 and 3.
3. Phase 3 consists of a total of 24,821 ANSI/BOMA square feet yielding 26,154 rentable square feet. Annual rental for Phase 3 shall be \$512,076.37, in accordance with the rental set forth in this Lease. Exhibit A (consisting of 1 page) is attached hereto and made a part of this Lease. Exhibit A contains a breakdown of square footages and rent for Phases 1 through 3 and cumulative.
4. The cumulative square footage (Phases 1 through 3) leased by the Government is now 341,847 ANSI/BOMA square feet yielding 360,206 rentable square feet. Cumulative annual rental (Phases 1 through 3) shall be \$7,120,813.70, in accordance with the rental set forth in this Lease.
5. Rent shall commence for Phase 3 beginning on June 30, 2011.

(See attached Page 2 and Exhibit A)

All other terms and conditions of the Lease shall remain in full force and effect.

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


LESSOR: PH NARA, LLC

SIGNATURE 	NAME OF SIGNER BRADLEY SHER
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ADDRESS 100 N CITY PARKWAY SUITE 1700 LAS VEGAS NEVADA 89106

IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Christina Natale
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UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

SIGNATURE 	NAME OF SIGNER Eric B. Gibbs OFFICIAL TITLE OF SIGNER Lease Contracting Officer
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6. Beginning on the rent commencement date associated with Phase 3, contained at Paragraph 5, the Government shall have full access to and enjoyment of Phases 1 through 3 and ancillary support space, including parking and other applicable on-site amenities in accordance with the terms set forth in this Lease.
 7. In accordance with Paragraph 15 of the Lease, as amended (SLA #1), the base rent for operating cost escalation for Phase 3 is \$63,039.30 per annum (\$2.410311993 per rentable square foot X 26,154 rentable square feet in Phase 3). The total cumulative base rent for operating cost (phases 1 through 3) is now \$868,208.84.
 8. In accordance with paragraph 3.16.H. of the SFO, the commencement date for the Lease, and therefore the commencement date for base rent for operating cost escalation, base year for taxes, and any other base year calculation, will be established in a subsequent SLA.
 9. The Lessor agrees to remedy all punchlist items in a manner to minimize interference with or disruptions to the Government's operations in the area encompassed within Phases 1 through 3. At the request of the Government, the Lessor shall coordinate scheduling of punchlist work with the Government so as to minimize interruptions.

INITIALS: ER & ESG
Lessor Government

Lease No. GS-06P-80125
SLA No. 10