

SUPPLEMENTAL LEASE AGREEMENT

| | | | |
|--|-----------------------------|---------------------|----------------|
| SUPPLEMENTAL LEASE AGREEMENT NO. 20 | TO LEASE NO GS-06P-80125 | DATE MAR 29 2012 | PAGE 1 of 5 |
|--|-----------------------------|---------------------|----------------|

ADDRESS OF PREMISES

1 Archives Drive, St. Louis, Missouri 63138

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

whose address is a Nevada Limited Liability Company.
100 North 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 as follows:

This Supplemental Lease Agreement (SLA) is issued to provide the pricing for ice and snow removal services which are required outside of the normal business hours established in the Lease.

1. In accordance with Paragraph 7.3, as amended, this SLA contains procedures and a pricing basis for providing ice and snow removal services for employees working in shifts outside of the normal hours established in the Lease.
2. The Government recognizes that potentially hazardous winter precipitation events vary in type, severity and duration. Therefore, the costs vary for effectively treating entrances, exterior walks and parking lots during a winter precipitation event. Effective November 1, 2011 through April 30, 2012, the Government shall pay for ice and snow removal services provided by the Lessor for work shifts operating outside of normal business hours according to the following schedule:

Snow Plowing
Snow Hauling to Retention Pond
Parking Lot Salt
Snow Shoveling Sidewalks
Sidewalk Ice Melt



The Lessor may also add a 5 % administration fee, not to exceed \$100 per after-hours period, to the cost of providing the services listed above.

(See page 2 and Exhibits A and B attached hereto and made a part hereof.)

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 BODLEY SHAR |
|---------------|-------------------------------|

ADDRESS

IN THE PRESENCE OF (SIGNATURE)

NAME OF SIGNER

Cathy Hill

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

| | |
|---------------|---|
| SIGNATURE | NAME OF SIGNER Valerio H. Waldmeier STEVEN FREUND |
| | OFFICIAL TITLE OF SIGNER Lease Contracting Officer |

3. The Lessor shall be ready to provide after-hours ice and snow removal services if an adverse snow- or ice-related weather event is probable and Government employees are working a shift outside normal business hours. Prior to arranging for after-hours snow and ice treatment services, the Lessor shall make reasonable attempts to notify the GSA property administrator or authorized representative of the Lessor's intentions prior to the close of the business day which precedes the after-hours window of service. The Lessor requires Government verbal or written approval to obtain after-hours ice and snow removal services from an authorized Government representative, but the Lessor may authorize ice and snow removal services without Government approval if the above described attempt to contact the Government have failed and hazardous conditions are likely to result if no action is taken.
4. After-hours ice and snow removal services shall only be performed at predetermined areas of the parking lot and sidewalks. Exhibit A illustrates the areas authorized for after-hours services provided for [REDACTED] employees typically working weekday evenings. Exhibit B illustrates the areas authorized for after-hours services provided for [REDACTED] employees typically working weekend days. The areas represented in Exhibits A and B may be modified by mutual agreement between the Government and the Lessor without a future supplemental lease agreement.
5. Ice and snow removal services must at times be provided outside normal business hours for the purpose of preparing surfaces for operations and shifts active during normal business hours. This SLA does not authorize additional payment for ice and snow removal services provided primarily for the benefit of preparing surfaces for normal business hours, regardless of the time in which the services are provided.

INITIALS: RL & SF
Lessor Government

Lease No. GS-06P-80125
SLA No. 20