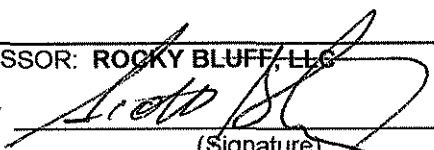
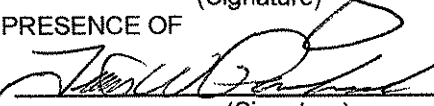


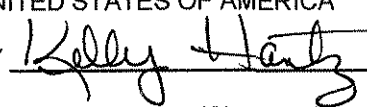


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 2	DATE 3-18-10
		TO LEASE NO. GS-07B-16487	
ADDRESS OF PREMISES 6801 Dallas Street Ft. Smith, Arkansas 72903-5033			
This agreement, made and entered into this date by and between Rocky Bluff, LLC whose address is: 103 S. E. 2 nd Street Lindsay, OK 73052-5601 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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, March 17, 2010, as follows: 1. Paragraph 1 of the Lease shall be deleted and replaced with the following: "1. The Lessor hereby leases to the Government the following described premises: A total of 15,079 rentable (13,112 occupiable) square feet of fully serviced office space constructed on 2.4 acres located at 6801 Dallas Street, City of Ft. Smith, Sebastian County, Arkansas, and seventy-six (76) on site parking spaces to be used for such general office purposes as determined by the General Services Administration. The common area factor is agreed to as 1.150015 or 15.0015%."			
2. Paragraph 2 of the Lease shall be deleted in its entirety and replaced with the following: "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 17, 2010, and continuing for a term through 15 years, expiring March 16, 2025, unless earlier terminated by the Government as described in Paragraph 4 of the lease."			
CONTINUED ON PAGE 2 ATTACHED AND MADE A PART HEREOF			
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 above date.			
LESSOR: ROCKY BLUFF, LLC BY <u></u> (Signature) IN PRESENCE OF <u></u> (Signature)		<u></u> (Title) <u></u> (Address)	
UNITED STATES OF AMERICA BY <u></u> (Signature)		CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION 819 Taylor Street, Room 5C05 <u>Ft. Worth, Texas 76102</u> (Official Title)	

3. Paragraph 3 of the Lease shall be deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

Rent Breakdown (Years 1 – 10)	Per RSF	Annual Rent	Monthly Rent
Base Rent	\$25.629874	\$386,472.86	\$32,206.07
Operating Rent	\$4.748325	\$71,600.00	\$5,966.67
Full Service Rent	\$30.978199	\$458,072.86	\$38,172.74

Rent Breakdown (Years 11 – 15)	Per RSF	Annual Rent	Monthly Rent
Base Rent	\$25.629874	\$386,472.86	\$32,206.07
Operating Rent	\$4.748325	\$71,600.00	\$5,966.67
Full Service Rent	\$30.978199	\$458,072.86	\$38,172.74

Lessor has agreed to a shell rental abatement for months 1 through 3 in addition to Broker's Commission Credit. A description of the Broker's Commission Credit is further described in Paragraph 28 below. The following rent schedule shall apply to months 1 – 7 and includes both the Lessor's shell rental abatement and the Broker's Commission Credit:

Month	Total Monthly Rent	Base Rent	Operating Cost	Broker Commission Credit
April 2010	\$11,440.43	\$5,473.77	\$5,966.67	\$0.00
May 2010	\$11,440.43	\$5,473.77	\$5,966.67	\$0.00
June 2010	\$11,440.43	\$5,473.77	\$5,966.67	\$0.00
July 2010	\$38,172.74	\$32,206.07	\$5,966.67	\$0.00
Aug 2010	\$38,172.74	\$32,206.07	\$5,966.67	\$0.00
Sept 2010	\$38,172.74	\$32,206.07	\$5,966.67	\$0.00
Oct 2010	\$38,172.74	\$32,206.07	\$5,966.67	\$0.00

Rent for a lesser period shall be prorated. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO 4AR0075.

Rent shall be made payable to:

Rocky Bluff, LLC
103 S. E. 2nd Street
Lindsay, OK 73052-5601"

4. Paragraph 28 of the Lease shall be deleted and the following substituted therefore:

"28. In accordance with Paragraph 1.13 (Broker Commission and Commission Credit), Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 1.13, only [REDACTED], which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell portion of the annual rental payments beginning July 2010 through October 2010.

The shell portion of the monthly rental payment (\$26,732.31 per month) shall be reduced to fully recapture this Commission Credit. The reduction in shell rental commences July 2010 through October 2010 until the total Commission Credit has been realized. See Paragraph 3, as amended, in this Supplemental Lease Agreement which details the Commission Credit.

5. GS Form 1204 – Condition Survey Report is attached and made a part of this document. The Lessor shall complete the outstanding items listed on the attached report within thirty (30) days.

END OF SLA No 2

GOV'T Kt	LESSOR [Signature]
-------------	-----------------------