GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT No. 2  
TO LEASE NO. GS-06P-01055

ADDRESS OF PREMISES  
Omni Center, 25 Main Place, Council Bluffs, IA 51503-0790

PDN Number: PS0026029

THIS AMENDMENT is made and entered into between Omni Center, LLC

whose address is:  300 W. Broadway, Suite 20
Council Bluffs, IA 51503-9047

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 establish the substantial completion date of Tenant Improvements, and to provide invoicing instructions for the lump sum build out costs.

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 August 8, 2013 as follows:

1. Paragraph 2 of the Lease is deleted in its entirety and replaced with the following:

To Have and To Hold the said Premises with their appurtenances for the term beginning on August 8, 2013 through August 7, 2023, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

2. Paragraph 4 of the Lease is deleted in its entirety and replaced with the following:

The Government may terminate this Lease in whole or in part at any time after August 7, 2018 by giving at least ninety (90) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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.

FOR THE LESSOR:

Signature:  
Name:  
Title:  
Entity Name: Omni Center, LLC  
Date:  Aug 8, 2013

FOR THE GOVERNMENT:

Signature:  
Name:  
Title:  GSA, Public Buildings Service, 6PRW  
Date:  Aug 8, 2013

WITNESSED FOR THE LESSOR BY:

Signature:  
Name:  
Title:  
Date:  Aug 8, 2013

Lease Amendment Form 12/12
3. Paragraph 7 of the Lease is amended in part to state the following:

Rent includes a Tenant Improvement Allowance of $37.87 per usable square foot, or $199,423.42, to be amortized through the rent from August 8, 2013 through August 7, 2018 at the annual rate of 5.25%.

4. The lump-sum payment of $158,940.58 for additional tenant improvements shall be paid in accordance with the invoicing instructions stipulated in paragraphs 2 and 3 of Lease Amendment #1.

5. In accordance with Paragraph 9 of the Lease, the remaining Commission Credit of $73,979 shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced 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. The monthly rent schedule to recapture the Commission Credit is as follows:

<table>
<thead>
<tr>
<th>Months</th>
<th>Total Monthly Rent</th>
<th>Monthly Shell Rent</th>
<th>Commission Credit</th>
<th>Total Net Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$10,522.61</td>
<td>$4,989.69</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>$10,522.61</td>
<td>$4,989.69</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-60</td>
<td>$10,522.61</td>
<td>$4,989.69</td>
<td>$0.00</td>
<td>$4,989.69</td>
</tr>
</tbody>
</table>

6. In accordance with SFO Paragraph 5.13, the Lessor shall provide 1 copy of CAD as built drawings on CD-ROM by September 7, 2013.