THIS AMENDMENT is made and entered into between Winmar Corporation whose address is: 1500 Leestown Road, Suite 208 Lexington, KY 40511-2044 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 beneficial occupancy.

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 June 13, 2013 as follows:

Upon execution of this Lease Amendment (LA) by the Contracting Officer, the Government hereby accepts the Premises in its entirety as of May 1, 2013. The final rental amounts are established and payable in accordance with the rent table below for the entire term of the Lease unless otherwise modified by a subsequent lease amendment in the future.

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

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: [redacted]
Name: [redacted]
Title: President
Entity Name: Winmar Corp
Date: June 17, 2013

FOR THE GOVERNMENT:

Signature: [redacted]
Name: [redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 6/14/13

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]
Name: [redacted]
Title: Property Manager
Date: June 17, 2013
Lease Amendment No. 7 - GS-04B-02276 PAGE 2 of 3

<table>
<thead>
<tr>
<th>SHELL RENT</th>
<th>TENANT IMPROVEMENTS RENT</th>
<th>OPERATING COSTS</th>
<th>BUILDING SPECIFIC AMORTIZED CAPITAL</th>
<th>PARKING</th>
<th>TOTAL ANNUAL RENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>$70,467.39</td>
<td>$0.00</td>
<td>$29,905.96</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$100,373.35</td>
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</tbody>
</table>

- Shell rent calculation: $11.97 per RSF multiplied by 5,887 RSF
- The Tenant Improvement Allowance of $0.00 is amortized at a rate of 0 percent per annum over 0 years.
- Operating Costs rent calculation: $5.08 per RSF multiplied by 5,887 RSF. No adjustments will be made to the operating cost during the initial term of the lease.
- Building Specific Amortized Capital (BSAC) of $0.00 are amortized at a rate of 0 percent per annum over 0 years.

Studley, Inc. ("Broker") is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is __________, and is earned upon lease execution, payable according to the commission agreement signed between the two parties. Only __________ of the Commission, will be payable to Studley, Inc. with the remaining __________, which is the Commission Credit, to be credited to the 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 month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment $8,364.45 minus prorated Commission Credit of __________ equals __________ adjusted 1st Month's Rent:

WHEREAS the occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by a GSA, Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.

The Lessor waives all restoration rights.

USE OF THE GSA FORM 276 SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR SUPPLEMENTAL LEASE AGREEMENT SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT."

The remainder of this page is intentionally blank.

INITIALS: ___ & ___

Lease Amendment Form 12/12