

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO GS-06P-01006	DATE 9.1.11	PAGE 1 of 2
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ADDRESS OF PREMISES
3402 Buttonwood Drive, Columbia, Missouri 65201-3718

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

whose address is 209 E. Green Meadows, Suite B
Columbia, MO 65203-3637

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:

The purpose of this Supplemental Lease Agreement is to reconcile the effective date of the lease and tenant improvement allowance and lump sum payment associated with the initial build-out.

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

"2. TO HAVE AND TO HOLD the said premises and their appurtenances for the term beginning on August 1, 2011, and continuing through July 31, 2021, subject to termination rights which may be hereinafter set forth."

2. Paragraph 3 of the lease is deleted in its entirety and replaced with the following:

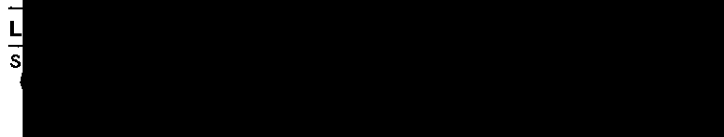
"3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Dates	Rent Component	Per RSF	Total Rent	Monthly Rent
August 1, 2011 - July 31, 2018	Shell	\$ 13.955575	\$ 258,178.14	
	Base Cost of Svcs	\$ 4.406432	\$ 81,519.00	
	Amortized TIs	\$ 6.507992	\$ 120,397.86	
	Total Rent	\$ 24.870000	\$ 460,095.00	\$38,341.25
August 1, 2018 - July 31, 2021	Shell	\$ 15.100000	\$ 279,350.00	
	Base Cost of Svcs	\$ 4.406432	\$ 81,519.00	
	Amortized TIs	\$ 0.00	\$ 0.00	
	Total Rent	\$ 19.506432	\$ 360,869.00	\$30,072.42

(See page 2 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.


 NAME OF SIGNER
JAMES V. GLASCOCK

ADDRESS
209 East Green Meadows Road, Suite B, Columbia, MO 65203-3637


 NAME OF SIGNER
Sheila Bruner

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


 NAME OF SIGNER
 Shellie Gill Starr
 OFFICIAL TITLE OF SIGNER
 Lease Contracting Officer

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

PGS, LLC
209 E. Green Meadows, Suite B
Columbia, MO 65203-3637"

3. Paragraph 4 of the lease is deleted in its entirety and replaced with the following:

"4. The Government may terminate this Lease in whole or in part at any time after July 31, 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. "

4. Paragraph 7 of the lease is deleted in its entirety and replaced with the following:

"7. The actual final tenant improvement costs equaled \$1,149,956.24. A portion of this amount \$686,800, shall be amortized over the firm term of the lease (7 years) beginning August 1, 2011, at the rate of 6.00%, and is included in the annual rent. The remainder, \$463,156.24 shall be paid to the Lessor in a lump sum payment. Such payment is hereby authorized by the Government and shall be made when, a) this Supplemental Lease Agreement has been executed by both parties; and b) the Lessor submits a proper invoice.

An invoice for payment must be submitted as follows:

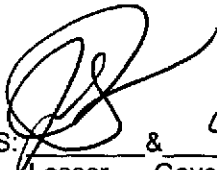

Original Invoice: General Services Administration
Finance Division
P.O. Box 17181
Fort Worth, TX 76102-0181
Telephone (817) 334-2397

Copy To: General Services Administration
Shellie Starr, Lease Contracting Officer
Real Estate Acquisition Division (6PRE)
1500 Bannister Road
Kansas City, MO 64131-3088

A proper invoice must include:

- PDN # PS0021021
- Name of the Lessor as shown on the lease and invoice date.
- Lease contract number, Supplemental Lease Agreement number and building address.
- Description, price and quantity of property and services actually delivered or rendered.

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the lease contract is made.

INITIALS:  & 
Lessor Government

LEASE NO. GS-06P-01006
SLA NO. 1