

GENERAL SERVICES ADMINISTRATION

LEASE AMENDMENT NO. 1

DATE NOV 08 2012

LEASE AMENDMENT

TO LEASE NO. LMO21034

ADDRESS OF PREMISES: 2401 W. Old Route 66, Stafford, MO 65757-7414

THIS AGREEMENT, made and entered into this date by and between J M & M Investments, LLC

whose address is: 2441 N. LeCompte Springfield, MO 65803

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 amend the commission credit paragraph.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraphs 1.04 is deleted in its entirety and replaced with the paragraph below.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. UGL Services - Equis Operations (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [redacted] of the firm term full service rent) and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [redacted] of the Commission, will be payable to UGL Services - Equis Operations with the remaining [redacted], 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.

B. 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 \$14,583.33 minus prorated Commission Credit of [redacted] equals [redacted] adjusted 1st Month's Rent.*

*Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: J M & M Investments, LLC

BY JMM INVESTMENTS LLC (Signature)

[redacted] President

IN THE PRESEN

[redacted]

(Owner)

UNITED

RATION

BY

[redacted]

[redacted]