SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
402 S. Main Street, Joplin, Missouri

THIS AGREEMENT, made and entered into this date by and between

U.S. Bank National Association
whose address is 777 E. Wisconsin Avenue, Suite 3175
Milwaukee, WI 53202-5399

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 authorize alteration projects, as outlined below:

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

1. The Lessor agrees to provide, maintain, and install a new emergency exit door, located in Room 6/14 of Suite 400, 402 S. Main Street, Joplin, MO, in accordance with the attached proposal from Dalton-Killingler Construction Company, identified as Exhibit “A.” The door location is identified on Exhibit “B.”

Specifications for the door include:

Door – Solid core (Stave) door meeting a minimum of STC 45 requirements with acoustic gaskets.
Hardware – Panic (Von Duprin 9857 EO-F) on the interior side, no exterior hardware, and a door closer.
Hinges – If exterior, must be tamper-proof and non-removable.
Door Frame – 16-gauge welded and insulated.

Lessor shall install conduit, with pull strings, as indicated on Exhibit “C” for electrical receptacle at the new door location shall be relocated to the location indicated on Exhibit “D.”

2. The Lessor agrees to provide, maintain, and install an Alphone in the reception area, in accordance with the attached proposal from Dalton-Killingler Construction Company, identified as Exhibit “E.”

Specifications for the Alphone include:

AX8MV Audio/Video Master Station
PS2420 UL 24V 2 am power supply
AX084C Router/Controller (including applicable software on disk or download)
AXDVF Video/Audio Door Station flush mounted to wall and including an installation box

(See attached Page 2 and Exhibits A, B, C, D, and E which are 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.

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NAME OF SIGNER
Steven Boemer
Lease Contracting Officer

NAME OF SIGNER
Jose McMillin

NAME OF SIGNER
Jo Geizzle

NAME OF SIGNER
Sheri DeMartino
OFFICIAL TITLE OF SIGNER
United States of America, General Services Administration, PBS/Realty Services Division
3. The Lessor shall provide, install, and maintain aluminum Levolor 1" Riviera Classic Mini Blinds throughout the space.

4. These alteration projects shall be complete no later than February 21, 2011.

5. The Lessor shall furnish all permits, parts, tools, equipment, labor, and material required to perform the entire job. All work shall be accomplished by licensed tradesmen, in accordance with local code, best practices of the trade, and in a manner acceptable to the Government. Contractors requiring access to the leased premises must undergo and successfully complete an agency background investigation.

6. Upon completion, inspection, and acceptance of the work by the Contracting Officer or his/her representative, and submission of a proper invoice, the Government shall pay the Lessor a lump sum payment in the amount of $10,844.00. Payment is contingent upon receipt of a proper invoice, which shall include:

- Name of the Lessor, which must appear exactly as shown on the Lease.
- Invoice date.
- GSA PDN # PS0018323 noted at top of invoice.
- Lease contract number (GS-06P-80057), Supplemental Lease Agreement Number (SLA 2), and address of leased premises.
- Description, price, and quantity of property and services actually delivered or rendered.
- "Remit to" address.
- Name, title, phone number, and mailing address of person to be notified in the event of a defective invoice.

7. Invoice must be either submitted on company letterhead or signed by the person with whom the lease is made. The original invoice must be sent directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division
P.O. Box 17181
Fort Worth, TX 76102

A copy of the invoice must be provided to the following address:

General Services Administration
Attn: Shari DeMartino, Lease Contracting Officer
West Leasing Services (Code 6PRW)
1500 East Bannister Road
Kansas City, MO 64131
Fax: 816-926-8307

8. The Lessor hereby waives restoration as a result of all improvements.

INITIALS:  

Lessor  

Government

Lease No. GS-06P-80057
SLA No. 2(rev)