This agreement made and entered into this date by and between WADOA VENTURE, LLC, whose address is 101 W. 2ND STREET, SUITE 300, DAVENPORT, IA 52801-1814, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, September 16, 2011, as follows:

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Original Content</th>
<th>Amended Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Paragraph 1 of the Lease shall be deleted in its entirety and replaced with the following:</td>
<td>A total of 7,869 rentable square feet (RSF) of office and related space, which yields 7,219 ANSI/BOMA Office Area square feet (USF) of space in a building to be constructed at 1720 4th Street NE, in the City of Watertown, South Dakota 57201, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 56 on-site surface parking spaces and 5 reserved for Government use (total of 61 parking spaces), for the exclusive use of Government employees and patrons.</td>
</tr>
<tr>
<td>2.</td>
<td>Paragraph 2 of the Lease shall be deleted and replaced with the following:</td>
<td>&quot;2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 16, 2011, and continuing for a term through 15 years, expiring September 15, 2026, unless earlier terminated by the Government as may be hereinafter set forth.&quot;</td>
</tr>
</tbody>
</table>

WITNESS WHEREOF, the parties sign the following:

[Signature]

101 W. 2ND STREET, Suite 300
DAVENPORT, IA 52801-1814

CONTRACTING OFFICER
(Official Title)
3. Paragraph 3 is deleted in its entirety and the following is substituted therefore:

"3. The Government shall pay the Lessor annual rent for Years 1-15 (September 16, 2011 – September 15, 2026) of $223,047.00 at the rate of $18,587.25 per month in arrears. Rent for a lesser period shall be prorated. Rent shall be made payable to:

WADOA VENTURE, LLC
101 W. 2ND STREET, SUITE 300
DAVENPORT, IA 52801-1814"

4. Paragraph 4 is deleted in its entirety and the following is substituted therefore:

"4. The Government may terminate this lease in whole or in part at any time after September 15, 2021 by giving at least 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."

5. Paragraph 7 of the Lease shall be deleted in its entirety and replaced with the following:

"7. In accordance with the SFO paragraph entitled Tenant Improvements Included in Offer, Tenant Improvements in the total amount of $246,095.71 shall be amortized through the rent for 10 years at the rate of 6.75%."

6. Paragraph 14 of the Lease shall be deleted in its entirety and replaced with the following:

"14. Rental Schedule.

<table>
<thead>
<tr>
<th>Term</th>
<th>Shell</th>
<th>Taxes</th>
<th>Operating</th>
<th>TI's</th>
<th>Building</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/16/11 - 9/15/21</td>
<td>$137,642.01</td>
<td>$4,000.00</td>
<td>$40,000.00</td>
<td>$33,909.27</td>
<td>$7,495.72</td>
<td>$223,047.00</td>
</tr>
<tr>
<td>9/16/21 - 9/15/26</td>
<td>$179,047.00</td>
<td>$4,000.00</td>
<td>$40,000.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$223,047.00</td>
</tr>
</tbody>
</table>

*Annual adjustment will be applied to operating costs per SFO paragraphs.
*Base amounts are indicated for illustrative/evaluation purposes only.
*CAF will be used to convert from RSF to USF."

7. Paragraph 16 of the Lease shall be deleted in its entirety and replaced with the following:

"16. In accordance with Paragraph 2.4 (Broker Commission and Commission Credit), Studley, Inc. (“Studley”) is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of 1% of the firm term value of this lease ("Commission"). The total amount of the Commission is $[redacted]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant’s occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.4, only a portion of the Commission, will be payable to Studley when the Lease is awarded. The remaining portion of the Commission ("Commission Credit"), 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. Notwithstanding Paragraph 3 of the Standard Form 2, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments as indicated in this schedule for adjusted Monthly Rent:

First Month's Shell is $11,470.16 minus the Commission Credit of $[redacted]. First Month's adjusted Gross Monthly Rental Payment is $[redacted] ($18,587.25 - $[redacted]).

Second Month's Shell is $11,470.16 minus the Commission Credit of $[redacted]. Second Month's adjusted Gross Monthly Rental Payment is $[redacted] ($18,587.25 - $[redacted]).

Initials: [Signatures]

Lessor: [Signature]
Third Month's Shell is $11,470.16 minus the Commission Credit of $ . Third Month's adjusted Gross Monthly Rental Payment is ($18,587.25 - $ ).

Fourth Month's Shell is $11,470.16 minus the Commission Credit of $ . Fourth Month's adjusted Gross Monthly Rental Payment is ($18,587.25 - $ ).

8. The attached punchlist from the final walk-through dated September 12, 2011 is incorporated as "Exhibit A" to SLA No. 1. Lessor shall complete all items identified in Exhibit A within thirty (30) calendar days of the final walk-through.

9. Paragraph 18 is hereby incorporated into the lease as follows:

The Lessor shall provide $54,400.00 for Building Specific Security which has been amortized at 6.75% over the term Years 1-10 and included in the rent rate.

END OF SLA NO. 1