GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO.: 2
Revised
DATE: 7/20/11

TO LEASE NO. GS-08P-14558

ADDRESS OF PREMISES: Mainstreet Plaza
20 N Main St
St. George, UT 84770-3786

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

MAINSTREET PARTNERS, LC
whose address is: 335 East Saint George Blvd #301
Saint George, UT 84770-7113

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, July 20, 2011 as follows: to provide for increase in rent due to TI completion

Paragraphs 3 and 8 are hereby deleted and replaced with the following:

3. Effective December 4, 2010 through November 30, 2011:

   Shell: $67,405.02 annually
   Op: $19,840.72 annually + CPI escalations
   Taxes: $5,846.18 annually
   $93,091.92 annually

   Effective on or before October 1, 2011 – November 30, 2017:

   Shell: $94,559.44 (Shell $67,405.02, TI $27,154.42) annually
   Op: $19,840.72 annually + CPI escalations
   Taxes: $5,846.18 annually
   $120,246.34 annually

   Effective December 1, 2017 – November 30, 2020:

   Shell: $70,698.29 annually
   Op: $19,840.72 annually + CPI escalations
   Taxes: $5,846.18 annually
   $96,385.19 annually

The annual rent shall be paid in equal monthly amounts, in arrears. Rent for a lesser period shall be prorated. Rent checks shall be
made payable to:

MAINSTREET PARTNERS, LC
335 EAST SAINT GEORGE BLVD #301
SAINT GEORGE, UT 84770-7113

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8. Effective October 1, 2011, in accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of $139,877.16 (3,772 USF x $37.03) shall be amortized through the rent for 74 months years at the rate of 6%. This equates to $27,154.42 annually. The effective date for payment of TI will be adjusted to the actual date of completion, inspection and acceptance of the alterations by the Government.

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 above date.