

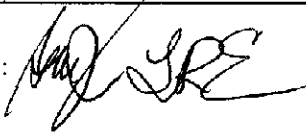
GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO:2 - Revised	DATE: 7/20/11
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	TO LEASE NO. GS-08P-14558
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ADDRESS OF PREMISES: **Mainstreet 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
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Paragraphs 3 and 8 are hereby deleted and replaced with the following: 

3. Effective December 4, 2010 through ~~March 31, 2011~~ <sup>Sept 30</sup> 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:

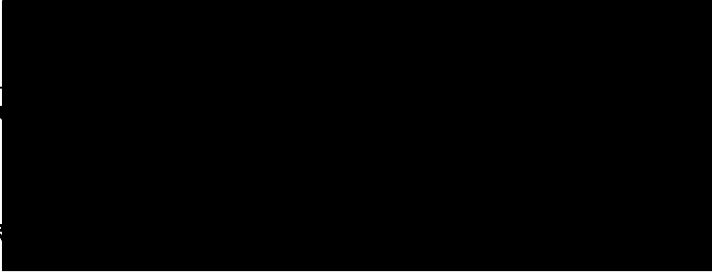
MAINSTREET PARTNERS, LC  
335 EAST SAINT GEORGE BLVD #301  
SAINT GEORGE, UT 84770-7113

(Continued on Page 2)

8. Effective October 1, 2011, in accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$139,677.16 (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.

LESSOR



(Signature)

*Manager*

(Title)

IN PRESENCE OF

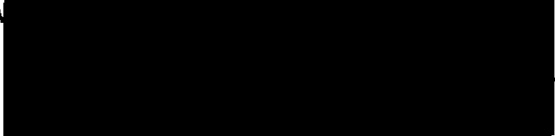
*305 E. ST. GEORGE BLVD #301*

(Address)

*ST GEORGE, UT 84770*

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE CENTER

BY



**CONTRACTING OFFICER**

(Official Title)