GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
14200 MERRITT ROAD, GRANDVIEW, MO 64030

LEASE AMENDMENT No. 3
TO LEASE NO. GS-06P-LM041007
PDN Number: PS0032883

THIS AGREEMENT, made and entered into this date by and between ET NOAA BUILDING, LLC
whose address is: 8027 Forsyth Boulevard
St. Louis, Missouri 63105
dubereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish initial occupancy and incorporate various Changes
into the Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is
amended, effective November 1, 2015, as follows:

A. The Government hereby accepts the space as substantially complete, subject to the completion of the Punch List by
December 15, 2015.

B. In accordance with paragraph 7.01, SECURITY STANDARDS, Lease Exhibit F, Security Requirements - is attached and incorporated into the Lease. As a result, paragraph 1.10, DOCUMENTS INCORPORATED IN THE
LEASE, is hereby deleted and replaced with the following:

The following documents are attached to and made part of the Lease:

<table>
<thead>
<tr>
<th>DOCUMENT NAME</th>
<th>NO. OF PAGES</th>
<th>EXHIBIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLANS, ELEVATIONS AND RENDERINGS</td>
<td>10</td>
<td>A</td>
</tr>
<tr>
<td>AGENCY SPECIAL REQUIREMENTS</td>
<td>121</td>
<td>B</td>
</tr>
<tr>
<td>GSA FORM 3517B GENERAL CLAUSES</td>
<td>47</td>
<td>C</td>
</tr>
<tr>
<td>GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS</td>
<td>10</td>
<td>D</td>
</tr>
<tr>
<td>LESSOR'S LETTER OF CLARIFICATION</td>
<td>1</td>
<td>E</td>
</tr>
<tr>
<td>SECURITY REQUIREMENTS -</td>
<td>6</td>
<td>F</td>
</tr>
</tbody>
</table>

- continued on page 2 -

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 below date.

FOR THE LESSOR:

Name: [Redacted]
Title: [Redacted]
Entity Name: ET NOAA BUILDING, LLC
Date: 12/16/15

WITNESSED FOR THE LESSOR BY:

Name: [Redacted]
Title: [Redacted]
Date: 12/14/15

FOR THE GOVERNMENT:

Name: S. Dennis Clemmons
Title: Lease Contracting Officer
GSA, Public Buildings Service, West Leasing Services Branch
Date: 11/4/16

Lease Amendment Form 12/12
C. As a result of the Government's election to upgrade the lighting from fluorescent to LED fixtures, energy conservation rebates
to the Lessor in the amount of ____ will be recaptured by reduction of that amount from the first month's rent.
In the event that the utility provider remunerates the Government directly, whether through the Government-paid utilities bill or
by other method, the Lessor shall be deemed to have satisfied the above requirement. No reconciliation of the rebate amount
shall be required.

D. Paragraph 6.30, TRASH DUMPSTER SERVICE, of the Lease is hereby deleted and replaced with the following:

Lessor must provide trash dumpster service for the Space a minimum of three times per month. Lessor must provide an
outdoor area for (1) 40 cubic yard dumpster, conveniently located near the Government's loading area for the trash at no
additional charge to the Government.

E. The parties agree that, as a result of design and construction work required by the Government beyond that contemplated by
Exhibit B – Agency Special Requirements of the Lease, the Government's Operating Costs requirements exceed those
established in the Lease. As a result, paragraph 1.17, OPERATING COST BASE, is hereby deleted and replaced with the
following:

The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base
rate for operating costs shall be $222,865.40 per annum.

F. As a result of paragraphs D., and E. above, paragraph 1.06 A. of the Lease is hereby amended as follows:

The Government shall pay the Lessor annual rent, payable in monthly installments, in arrears at the following rates:

<table>
<thead>
<tr>
<th></th>
<th>YEARS 1-5</th>
<th>YEARS 6-10</th>
<th>YEARS 11-15</th>
<th>YEARS 16-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHELL RENT</td>
<td>$1,065,000.00</td>
<td>$1,140,000.00</td>
<td>$1,290,000.00</td>
<td>$1,370,000.00</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS RENT</td>
<td>1,184,980.00</td>
<td>1,184,980.00</td>
<td>1,184,980.00</td>
<td>0.00</td>
</tr>
<tr>
<td>OPERATING COSTS</td>
<td>222,865.40</td>
<td>222,865.40</td>
<td>222,865.40</td>
<td>222,865.40</td>
</tr>
<tr>
<td>BUILDING SPECIFIC AMORTIZED CAPITAL</td>
<td>6,852.00</td>
<td>6,852.00</td>
<td>6,852.00</td>
<td>0.00</td>
</tr>
<tr>
<td>TOTAL ANNUAL RENT</td>
<td>$2,479,697.40</td>
<td>$2,554,697.40</td>
<td>$2,704,697.40</td>
<td>$1,592,865.40</td>
</tr>
</tbody>
</table>

1 The Tenant Improvements of $13,350,000.00 are amortized at a rate of 4 percent per annum over 15 years.
2 Building Specific Amortized Capital (BSAC) of $77,200 are amortized at a rate of 4 percent per annum over 15 years.

G. The Lessor hereby waives restoration as a result of all improvements for the term of the Lease.

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