GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
215 W ELM ST
FARMINGTON, NM 87401-8521

LEASE AMENDMENT No. 5
TO LEASE NO. GS-07P-LNM17371

PDN Number: N/A

THIS AMENDMENT is made and entered into between Sell-Well Holdings, LLC
whose address is: 1725 S Highway 183, Suite 100
Clinton, OK 73601-9531
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 1) accept the tenant improvements as completed, 2) establish the commencement date of the lease, 3) establish the square footage of the space, 4) provide the annual rental amounts, 5) restate the percentage of occupancy, and 6) restate the operating cost base.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1) The Tenant Improvements have been completed and the government accepts the leased premise as of 3/17/16.

2) The Commencement Date of the rental shall be 3/17/16 and shall expire on 3/16/28, subject to the termination rights set forth in the lease.

3) The leased premise square footage shall be 6,780 Rentable Square Feet (RSF) yielding 6,015 ANSI/BOMA Office Area (ABOA) yielding a common area factor of 12.71% (6,780 RSF / 6,015 ABOA SF = 1.1271 CAF) plus 11 surface parking spaces.

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

This Lease Amendment contains 2 pages.

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:

Signature:
Name: [REDACTED]
Title: [REDACTED]
Entity Name: Sell-Well Holdings, LLC
Date: 03/21/2016

FOR THE GOVERNMENT:

Signature:
Name: [REDACTED]
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 3/22/2016

WITNESSED FOR THE LESSOR BY:

Signature:
Name: [REDACTED]
Title: Executive Assistant
Date: 03/21/2016
5) Lease section 1.13, Percentage of Occupancy for Tax Adjustment, is deleted and replaced with the following:

1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 100 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 6,780 RSF by the total Building space of 6,780 RSF.

6) Lease section 1.15, Operating Cost Base, is deleted and replaced with the following:

1.15 OPERATING COST BASE (AUG 2011)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be $5.352496 per RSF ($36,289.92/annum).