GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT No. 2

TO LEASE NO. GS-04P-LTN62708

LEASE AMENDMENT

ADDRESS OF PREMISES – 1145 PERIMETER PARK DRIVE COOKEVILLE, TN 38501-0923

PDN Number: N/A

THIS AMENDMENT is made and entered into between S&N PROPERTIES
WHOSE address is: 1020 W MAIN STREET
LIVINGSTON, TN 38570-1755

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 establish an effective occupancy date; correction of square
footage; correction of annual rental rate and reconciliation of Tenant Improvements being amortized into the rental rate.

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 05/24/2015 as follows:

LEASE TERM is deleted in its entirety and the following substituted therefor:

To Have and To Hold the said Premises with its appurtenances for the term beginning on June 1, 2015 through May 31, 2025 for
a period of 10 years, 5 years firm.

Section 1.01 paragraph A; paragraph B and Section 1.03 paragraph A; paragraph B are deleted in their entirety and the
following substituted therefor.

A. Office and Related Space: 14,343 rentable square feet (RSF), yielding 12,472 ANSI/BOMA Office Area (ABOA)
square feet (SF) of office and related Space located on the 1 floor(s), of the Building, as depicted on the floor(s) 1, of
the Building, as depicted on the floor plan(s) attached hereto as Exhibit A

B. Common Area Factor: The Common Area Factor (CAF) is established at 1.15 percent. This factor, which represents
the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for
purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

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 date indicated:

FOR THE LESSOR:

Signature: __________________________________________
Name: __________________________________________
Title: __________________________________________
Entity Name: S & N Properties
Date: 06/11/2015

WITNESSED FOR THE LESSOR BY:

Signature: __________________________________________
Name: __________________________________________
Title: Secretary
Date: 06/11/2015

Lease Amendment Form 12/12
1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

A. The Government shall pay the lessor annual rent, payable in monthly installments in arrears, at the following rates as depicted on the rent table below.

<table>
<thead>
<tr>
<th>LTN62708 RENT TABLE</th>
<th>FIRM TERM 06/01/2015-05/31/2020</th>
<th>NON FIRM TERM 06/01/2020 – 05/31/2025</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ANNUAL RENT</td>
<td>ANNUAL RENT</td>
</tr>
<tr>
<td>SHELL RENT¹</td>
<td>$145,581.45</td>
<td>$145,581.45</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS RENT²</td>
<td>$ 45,955.29</td>
<td>$0.00</td>
</tr>
<tr>
<td>OPERATING COSTS³</td>
<td>$ 67,985.82</td>
<td>$67,985.82</td>
</tr>
<tr>
<td>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)⁴</td>
<td>$0.00</td>
<td>SUBJECT TO CPI</td>
</tr>
<tr>
<td>PARKING⁵</td>
<td>$ 0.00</td>
<td>$ 0.00</td>
</tr>
<tr>
<td>TOTAL ANNUAL RENT</td>
<td>$258,522.56</td>
<td>$213,567.27</td>
</tr>
</tbody>
</table>

Gross Rent calculation: $18.09 * rounded per rsf multiplied by 14,343 RSF

¹Shell rent calculation:
   (Firm Term) $10.15 *rounded per RSF multiplied by 14,343 RSF
   (Non-Firm Term) $10.15 *rounded per RSF multiplied by 14,343RSF

²The Tenant Improvement Allowance of $3.20 *rounded as a result of total TI amount of $188,870.23 is amortized at a rate of 8 percent per annum over 5 years

³Operating Costs rent calculation: $4.74 *rounded per RSF multiplied by 14,343 RSF

⁴Building Specific Amortized Capital (BSAC) of $0.00 are amortized at a rate of 0 percent per annum over 0 years

⁵Parking costs $.00 per surface parking space and $.00 per structured parking space per month

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 12,472 ABOA SF based upon the methodology outlined under the “Payment” Clause of GSA form 3517.