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|---|------------------------------|
| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE</b><br><br><b>LEASE AMENDMENT</b> | LEASE AMENDMENT No. 2        |
|   | TO LEASE NO. GS-06P-01055    |
| ADDRESS OF PREMISES<br>Omni Center, 25 Main Place, Council Bluffs, IA 51503-0790                  | <b>PDN Number: PS0026029</b> |

**THIS AMENDMENT** is made and entered into between **Omni Center, LLC**

whose address is: **300 W. Broadway, Suite 20  
Council Bluffs, IA 51503-9047**

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 the substantial completion date of Tenant Improvements, and to provide invoicing instructions for the lump sum build out costs.

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 August 8, 2013 as follows:

1. Paragraph 2 of the Lease is deleted in its entirety and replaced with the following:

To Have and To Hold the said Premises with their appurtenances for the term beginning on August 8, 2013 through August 7, 2023, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.



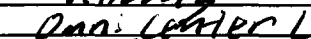
2. Paragraph 4 of the Lease is deleted in its entirety and replaced with the following:

The Government may terminate this Lease in whole or in part at any time after August 7, 2018 by giving at least ninety (90) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.


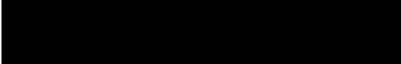

This Lease Amendment contains 2 pages.

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.



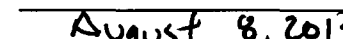
**FOR THE LESSOR:**

Signature:   
Name:  Coats  
Title:   
Entity Name: Omni Center LLC  
Date: Aug 8, 2013

**FOR THE GOVERNMENT:**

Signature:   
Name:   
Title:   
Date: GSA, Public Buildings Service, 6PRW  
8/8/13

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name:   
Title:   
Date: August 8, 2013

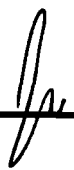
3. Paragraph 7 of the Lease is amended in part to state the following:

Rent includes a Tenant Improvement Allowance of \$37.87 per usable square foot, or \$199,423.42, to be amortized through the rent from August 8, 2013 through August 7, 2018 at the annual rate of 5.25%.

- 4. The lump-sum payment of \$158,940.58 for additional tenant improvements shall be paid in accordance with the invoicing instructions stipulated in paragraphs 2 and 3 of Lease Amendment #1.
- 5. In accordance with Paragraph 9 of the Lease, the remaining Commission Credit of [REDACTED] shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured. The monthly rent schedule to recapture the Commission Credit is as follows:

| Months | Total Monthly Rent | Monthly Shell Rent | Commission Credit | Total Net Monthly Rent |
|--------|--------------------|--------------------|-------------------|------------------------|
| 1      | \$10,522.61        | \$4,989.69         | [REDACTED]        | [REDACTED]             |
| 2      | \$10,522.61        | \$4,989.69         | [REDACTED]        | [REDACTED]             |
| 3-60   | \$10,522.61        | \$4,989.69         | \$0.00            | [REDACTED]             |

6. In accordance with SFO Paragraph 5.13, the Lessor shall provide 1 copy of CAD as built drawings on CD-ROM by September 7, 2013.



INITIALS: JK LESSOR & SD GOVT