

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-21035
LEASE AMENDMENT	
ADDRESS OF PREMISES: 1010 Market Street, Suite 200 St. Louis, MO 63101-2026	PDN Number: N/A

THIS AMENDMENT is made and entered into between **St. Louis Market, LLC**

whose address is: 1900 W Loop S, Suite 1300
Houston, Texas 77027-3218

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. .

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 as follows:

1.
In accordance with Paragraph 7.02 TENANT IMPROVEMENTS INCLUDED IN THE SHELL RENT of the Lease, the Government grants the Notice to Proceed for the improvements outlined in Attachment A in the amount of **\$40,987.05**. This amount, along with a previously executed **\$1,980.00** project modifying the ventilation system, exhaust a total \$42,967.05 of the original \$60,000.00 allowance. \$17,032.95 of the allowance remains available for future Government-requested alterations. Use of this allowance must be approved by the Lease Contracting Officer and documented in a Lease Amendment.


2.
Paragraph 1.10 ESTABLISHMENT OF TAX BASE (JUN 2012) of the Lease is deleted in its entirety and replaced by the following:

"1.10 ESTABLISHMENT OF TAX BASE (JUN) 2012 : The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment paragraph of the Lease, is \$507,137.25. The amount of the Real Estate Tax Base, multiplied by the Percentage of Occupancy established in paragraph 1.09 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012), is \$25,864.00, which is the amount of the Real Estate Tax Base applicable to the GSA leased Premises included in the shell rent."


This Lease Amendment contains 1 page and Exhibit A (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: Laurie Decker
Title: President
Entity Name: St. Louis Market, LLC
Date: 4-28-2014

FOR THE GOVERNMENT:

Signature: 
Name: Steven T. Freund
Title: Lease Contracting Officer
GSA, Public Buildings Service, Real Estate Acquisition Division
Date: 6-19-2014

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Heather Robinson
Title: Admin Assistant
Date: 4-28-2014