

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-06P-80057	DATE 14 Apr 11	PAGE 1 of 3
ADDRESS OF PREMISES 402 S. Main Street, Joplin, MO			

THIS AGREEMENT, made and entered into this date by and between

whose address is U.S. Bank National Association
777 E. Wisconsin Avenue, Suite 3175
Milwaukee, WI 53202-5399

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

WHEREAS, the parties hereto desire to amend the above Lease, as outlined below.

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

1. Paragraph 1 of the Lease is amended as follows:

"1. The Lessor hereby leases to the Government the following described premises:

~~Approximately 1,760 rentable square feet (RSF) of office and related space, which yields 1,600 ANSI/BOMA Office Area square feet (USF) of space, identified as Suite 400, at 402 South Main Street, Joplin, Missouri (as described in Exhibit A, attached hereto), to be used for such purposes as determined by the General Services Administration, and one (1) on-site, reserved surface parking space and four (4) on-site, reserved structured parking spaces for exclusive use of the Government."~~

2. Paragraph 2 of the Lease is amended as follows:

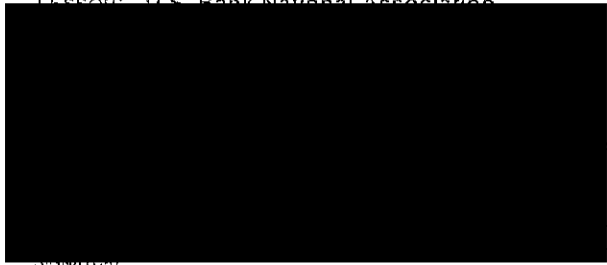
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning November 18, 2010 through November 17, 2020. The Government may terminate the parking, in whole or in part, associated with this lease at any time by giving at least thirty (30) days notice, in writing, to the Lessor. No rental consideration for parking shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

(See Page 2, which is attached hereto and made a part hereof.)

All other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: U.S. Bank National Association



NAME OF SIGNER
Steven Boemer / Joseph G. Ulrich

I 53217 / 777 E Wisconsin Ave #3175 Milwaukee WI 53202

NAME OF SIGNER
Jo Grizzle

SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

NAME OF SIGNER
Sheri DeMartino
OFFICIAL TITLE OF SIGNER
Lease Contracting Officer

3. Paragraph 3 of the Lease is amended as follows:

"3. Effective March 15, 2011, the Government shall pay the Lessor annual rent, payable monthly in arrears, as follows:

Period	Shell (Annual)	Operating (Annual)	Tenant Improvement (Annual)	Parking	Annual Rent	Annual Rate/USF
3/15/2011 - 11/17/2015	\$37,749.48	\$5,107.00	\$6,903.52	\$1,500.00 (\$25/space/month)	\$51,260.00	\$32.037500
11/18/2015 - 11/17/2020	\$37,749.48	\$5,107.00	\$6,903.52	\$1,800.00 (\$30/space/month)	\$51,560.00	\$32.225000

Operating rent specified in the table is exclusive of annual adjustments to which the Lessor may be entitled under the terms of this Lease.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

U.S. Bank National Association
777 E. Wisconsin Ave, Suite 3175
Milwaukee, WI 53202-5399"

4. Paragraph 9 of the Lease is hereby deleted and replaced with the following:

"9. In accordance with the SFO paragraph entitled "Operating Costs Base," the base cost of services is established as \$3.191875/usf (\$5,107.00/annum). The base year for operating costs is established as November 18, 2010."

5. Paragraph F of Section 3.3, entitled "Tax Adjustment," of the Solicitation for Offers dated 5/12/2008, which is attached to this Lease and made a part hereof, is amended to indicate that the Parcel Identification Numbers associated with the leased premises are 19200340038001000 and 19200340038003000.

6. Paragraph B of Section 5.13, entitled "Doors: Hardware," of the Solicitation for Offers dated 5/12/2008, which is attached to this Lease and made a part hereof, is amended to indicate that the agency has waived the requirement for a lock guard or astragal on exterior doors.

7. Section 7.5, entitled "Utilities: Separate from Rental," and Section 7.6, entitled "Building Operating Plan," of the Solicitation for Offers dated 5/12/2008, which is attached to this Lease and made a part hereof, is hereby deleted.

8. Paragraph A of Section 7.7, entitled "Janitorial Services," of the Solicitation for Offers dated 5/12/2008, which is attached to this Lease and made a part hereof, is hereby amended to indicate that janitorial services must be provided between the hours of 8:30 AM and 4:30 PM and that an agency escort must be present.

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9. Paragraph D.1. of Section 7.7, entitled "Janitorial Services," of the Solicitation for Offers dated 5/12/2008, which is attached to this Lease and made a part hereof, is hereby amended to indicate that those services previously specified for daily frequency will be performed three times per week, with service occurring on Monday, Wednesday, and Friday. The operating rent outlined in paragraph 3 above reflects an annual reduction of [REDACTED] for this reduced level of service.

10. Section 9.13, entitled "Parking Security Requirements," of the Solicitation for Offers dated 5/12/2008, which is attached to this Lease and made a part hereof, is hereby deleted and replaced with the following:

"9.13. Identification of Parking Areas: Government parking areas or spaces shall be assigned and marked as "Reserved - Suite 400."

11. The leased premises do not contain perimeter windows less than 18' from the ground or accessible platform. The Lessor is not required to provide [REDACTED] for the windows in accordance with page 2 of the agency Special Requirements.

12. The agency has waived the requirement for a doorbell system as referenced on page 7 of the agency Special Requirements.

13. The agency has waived the Room 12 "Special Electrical" requirement for "[REDACTED] outlets with a #6 green wire" as referenced on page 16 of the agency Special Requirements.

14. As stipulated by the Lessor's Proposal to Lease Space, the following are provided in "as-is" condition: building equipment and systems, building exits and access, windows outside the Government-demised area, landscaping, ceiling outside the Government-demised area, restrooms, elevators, exterior and interior building lighting, Fire Protection and Life Safety Systems, sprinkler and fire alarm system, plumbing, common areas, and lobbies.

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