

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 9	TO LEASE NO GS-06P-90127	DATE 12/8/11	PAGE 1 of 2
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ADDRESS OF PREMISES
2143 E. Primrose St., Suite C, Springfield, MO 65804-4589

THIS AGREEMENT, made and entered into this date by and between **The Risdal Enterprises, LP**

whose address is 3331 E. Montclair St., Suite L
Springfield, MO 65804-4766

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

1. This Supplemental Lease Agreement (SLA) provides for payment in the amount of [REDACTED] for the relocation of a [REDACTED] and for the cleaning of damaged furniture during move-in. Additionally, this agreement provides for the amendment of operating costs for increased HVAC maintenance.

Upon completion, inspection and acceptance of the work as substantially complete by the Contracting Officer or his/her representative and submission of a proper invoice, the Government shall pay the Lessor a lump sum payment in the amount of [REDACTED] for this work. Payment is contingent upon receipt of a proper invoice which shall include:

- Name of the Lessor, which must appear exactly as shown on the Lease.
- Invoice Date
- **GSA PDN # PS0019915 noted at top of Invoice.**
- Lease contract number (GS-06P-90127), Supplemental Lease Agreement Number (SLA 9), and address of leased premises.
- Description, price, and quantity of property and services actually delivered or rendered.
- "Remit to" address.
- Name, title, phone number and mailing address of person to be notified in the event of a defective invoice.

(See Page 2 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: The Risdal Enterprises, LP

SIGNATURE [REDACTED]	NAME OF SIGNER Michele Risdal-Barnes
ADDRESS 3331 E. Montclair, Suite L Springfield, MO 65804	
IN THE PRESENCE OF [REDACTED]	NAME OF SIGNER Jan Risdal
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	
SIGNATURE [REDACTED]	NAME OF SIGNER Marsha Green, CCIM
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

Invoice must be either submitted on company letterhead or signed by the person with whom the lease is made. The original invoice must be sent directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division
P.O Box 17181
Fort Worth, TX 76102

A copy of the invoice must be provided to the following address:

General Services Administration
Attn: Michael Elson, Leasing Specialist
East Leasing Branch (6PRE)
Real Estate Acquisition Division
1500 East Bannister Road
Kansas City, MO 64131
Fax 816-926-8307

2. Waiver of Restoration

The Lessor hereby waives, releases and discharges and forever relinquishes any right to make a claim against the Government for waste, damages, or restorations arising from or related to (a) the Government's normal and customary use of the leased premises during the term of the lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the leased premises, including cabling, or removal thereof, during the term of this lease (including any extensions thereof), where such alterations or removals are performed by the Lessor or by the Government with the Lessor's consent, which shall not be unreasonably withheld. The Government may, at its sole option, abandon property in the leased space following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

3. Paragraph 3 of the Lease, as amended, is further amended to provide for additional operating costs for increased HVAC maintenance in the amount of \$6,000 per annum.

*3. The Government shall pay the Lessor annual rent, payable monthly in arrears, as follows:

Period	Shell (Annual)	Operating (Annual)	Tenant Improvement (Annual)	Annual Rent	Annual Rate per USF
7/13/11-9/5/11	\$234,098.78	\$43,799.00	\$126,351.22	\$404,238.00	\$28.451436
9/6/11-12/12/11	\$234,098.78	\$65,100.00	\$126,351.22	\$425,550.00	\$29.951436
12/13/11-7/12/16	\$234,098.78	\$71,100.00	\$126,351.22	\$431,549.22	\$30.373678
7/13/16-7/12/21	\$234,098.78	\$71,100.00	\$0.00	\$305,198.78	\$21.480770

Operating rent specified in the table is exclusive of annual adjustments in accordance with SFO Paragraph 4.3 entitled Operating Costs.

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

THE RISDAL ENTERPRISES, LP
3331 E. MONTCLAIR STREET, SUITE L
SPRINGFIELD, MO 65804-4766"

4. In accordance with Paragraph 10 of the Lease and SFO Paragraph 4.3, entitled Operating Costs, the base year for operating costs adjustments shall remain July 13, 2011. The base cost of services is \$71,100.00. The base cost of services rate is \$4.733333/rsf.

INITIALS: 
Lessor Government

Lease No. GS-06P-90127
SLA No. 9