

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO GS-06P-90076	DATE FEB 15 2011	PAGE 1 of 2
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ADDRESS OF PREMISES
3351 Square D Drive, SW, Cedar Rapids, Iowa

THIS AGREEMENT, made and entered into this date by and between **Regent Investment Corp.**

whose address is 223 3rd St., SE, Room 230
Cedar Rapids, IA 52401-1508

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 effective _____, as follows:

The word "effective" directly above was deleted prior to signature by either party.




The purpose of this Supplemental Lease Agreement (SLA) is to establish the term; change the name to Regent Investment Corp., and to document the lump sum payments for the Tenant Improvement (TI) build-out.

1. Paragraph 2 of the lease is replaced with the following: To have and hold the said premises with their appurtenances for the term beginning on February 1, 2011, and continuing through January 31, 2021, subject to termination and renewal rights as may be hereinafter set forth.
2. The Government may terminate this lease in whole or part at any time after January 31, 2016, by giving 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.
3. The Tenant Improvement (TI) allowance for this project is \$781,289.46, which will be amortized in the rent for 60 months at 6.795%, as shown in the table in paragraph 3 of the lease contract. The actual TI costs to this date total \$1,655,059.62 and subtracting the above allowance to be amortized leaves a balance of \$873,770.16 which will be funded by lump sum payment when properly invoiced by the Lessor, as explained below. The Lessor will submit all of the invoices when the TI alterations are complete, and the contractors have submitted their final bills. The payment to the Lessor for these final costs will be handled with another lump sum payment at the appropriate time when accepted by the Government. This payment will be part of an additional Supplemental Lease Agreement (SLA) when billing is complete.

(Continued on attached Page 2)

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: Regent Investment Corporation	
SIGNATURE 	NAME OF SIGNER Harold Becker
ADDRESS 222 2 nd ST SE suite 230 Cedar Rapids, IA 52401	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Thomas Matovina
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	
SIGNATURE 	NAME OF SIGNER Patrick G. Walsh
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

Payment for **all lump sum items** shall become due thirty (30) days after completion of the work, acceptance by the Government, and receipt of invoice from the Lessor.

The **original** invoice must be sent directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Payments Division (7BCP)
P.O. Box 17181
Ft. Worth, TX 76102
Telephone: (817)334-2397

A **copy** of the invoice must be provided to the Realty Specialist

General Services Administration
Patrick Walsh
East Leasing Services Branch (6PRE)
Real Estate Acquisition Division
1500 East Bannister Road
Kansas City, MO 64131-3088
Fax: 816-926-8307

A proper invoice must include:

- Invoice date
- Name of the Lessor exactly as shown on the lease
- **GSA PDN #PS0017254 noted at the top of the invoice**
- Remit to address as follows:
Regent Investments, LLC
222 3rd Street, SE, Room 230
Cedar Rapids, IA 52401-1508
- Lease Contract number GS-06P-90076, and building address
- Supplemental Lease Agreement number 1
- Description, price and quantity of property and services actually delivered and rendered

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the lease contract is made.

INITIALS:


Lessor

&


Government

Lease No. GS-06P-90076
SLA No. 2