

SUPPLEMENTAL LEASE AGREEMENT

| | | | |
|---------------------------------------|--------------------------|-----------------|----------------|
| SUPPLEMENTAL LEASE AGREEMENT NO. 3 | TO LEASE NO. LAR16759 | DATE 3/15/12 | PAGE 1 of 2 |
|---------------------------------------|--------------------------|-----------------|----------------|

ADDRESS OF PREMISES
1809 Latourette Drive, Jonesboro, AR 72404-1809

THIS AGREEMENT, made and entered into this date by and between ROCKY BLUFF, LLC

whose address is 10719 100th STREET
LINDSAY, OK 73052-5601

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 effective date of the lease and accept the space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, January 12, 2012, as follows:

1. Paragraph 1 of the Lease shall be deleted and replaced with the following:

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

"A total of 16,439 rentable (14,249 occupiable) square feet of fully serviced office and related space at 1809 Latourette Drive, Jonesboro, AR 72404, and eighty-eight (88) onsite parking spaces to be used for such general office purposes as determined by the General Services Administration. The common area factor is agreed to as 1.153695 or 15.3695%."

2. Paragraph 2 of the Lease shall be deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 12, 2012, and continuing for a term through 15 years, expiring January 11, 2027, unless earlier terminated by the Government as described in Paragraph 4 of the lease."

Continued on Page 2

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

LESSOR

| | |
|---|------------------------------------|
| SIGNATURE  | NAME OF SIGNER Scott Standridge |
| ADDRESS [Redacted] | |

IN PRESENCE OF

| | |
|---|--------------------------------|
| SIGNATURE  | NAME OF SIGNER Marla Wright |
| ADDRESS [Redacted] | |

UNITED STATES OF AMERICA

| | |
|---|---|
| SIGNATURE  | NAME OF SIGNER Kristine Danielson |
| | OFFICIAL TITLE OF SIGNER Contracting Officer |

3. Paragraph 3 of the Lease shall be deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent of \$176,853.57 (\$14,737.80 monthly) for months 1 through 3. Annual rent consists of annual Operating costs of \$104,387.65 with annual CPI adjustments, annual amortized Tenant Improvements (TI) of \$70,180.91, and annual amortized Building Specific Amortized Capital (BSAC) of \$2,285.01.

Beginning in Month 4, the Government shall pay the Lessor annual rent of \$612,517.14 (\$51,043.10 monthly) through year 10 or month 120. Annual rent consists of annual Operating costs of \$104,387.65 with annual CPI adjustments, annual amortized Tenant Improvements (TI) of \$70,180.91, and annual amortized Building Specific Amortized Capital (BSAC) of \$2,285.01.

For years 11 through 15, the Government shall pay Lessor total annual rent of \$612,517.14. The total annual rent shall consist of Operating costs of \$104,387.65 with annual CPI adjustments.

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO 8AR2065. Rent for a lesser period shall be prorated. Rent shall be made payable to:

ROCKY BLUFF, LLC
10719 100TH STREET
LINDSAY, OK 73052-5601"

The Government may terminate this lease at any time after the 10th year by giving at least sixty (60) 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.

4. Paragraph 4 of the Lease shall be deleted in its entirety and replaced with the following:

"4. The Government may terminate this lease at any time after January 11, 2022 by giving at least sixty (60) 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."

5. Paragraph 18 of the Lease shall be deleted in its entirety and replaced with the following:



"18. In accordance with the SFO Paragraph 2.6 (Broker Commission and Commission Credit), Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.6, only [REDACTED], which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the Government as follows:

Beginning in month four (4) of the lease term, the shell rental portion of the annual rental payments (\$435,663.57 / 12 months = \$36,305.30 per month) due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first FULL month of the rental payment and continue through the fourth FULL month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

| | |
|----------|---|
| Month 4: | First full month payment of \$51,043.10 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent. |
| Month 5: | Second full month payment of \$51,043.10 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fifth Month's Rent. |
| Month 6: | Third full month payment of \$51,043.10 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Sixth Month's Rent. |
| Month 7: | Fourth full month payment of \$51,043.10 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Seventh Month's Rent." |

All other terms and conditions remain in full force and effect.

INITIALS:

 & 
LESSOR GOV'T