

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LMO00091
ADDRESS OF PREMISES 1570 West Battlefield Street, Ste. 100 Springfield, MO 65807	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Warren Davis Properties XII LLC**

whose address is: 1540 W. Battlefield St.
Springfield, MO 65807-4106

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

The purpose of this Lease Amendment (LA) is to establish substantial completion and acceptance of Tenant Improvements as of June 18, 2017.

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, effective June 18, 2017 as follows:


1. The Government hereby accepts the space as "substantially complete," effective June 18, 2017.
2. The term of this Lease remains 10 years, 7 years firm. The firm term of the Lease was effective December 18, 2016. The Government may terminate this Lease, in whole or in part, at any time effective on or after the Firm Term of this Lease, by providing not less than **90** days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

This Lease Amendment contains 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.

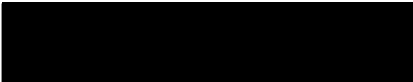
FOR THE LESSOR:

Signature: 
 Name: W. Patrick Harrington
 Title: Manager
 Entity Name: Warren Davis Properties XII LLC
 Date: 6-8-17

FOR THE GOVERNMENT:

Signature: 
 Name: Kristin M. Schlueter
 Title: Lease Contracting Officer
GSA, Public Buildings Service, Real Estate Acquisition Division
 Date: 6/19/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Julie Pederson
 Title: Property Administrator
 Date: June 8, 2017

3. Section 1.03 **RENT AND OTHER CONSIDERATIONS A.** is deleted and replaced with the Following:

	FIRM TERM ANNUAL RENT	REMAINING TERM (FIRM AND SOFT) ANNUAL RENT
	12/18/2016-6/17/2017	6/18/2017-12/17/2026
SHELL RENT ¹	\$260,352.78	\$260,352.78
TENANT IMPROVEMENTS RENT ²	\$0.00	\$21,770.75
OPERATING COSTS ³	\$80,600.00	\$80,600.00
TOTAL ANNUAL RENT	\$340,952.78	\$362,723.53

¹Shell rent calculation:

(Firm Term yrs 1-7) \$12.00999 per RSF multiplied by 21,678 RSF
 (Non Firm yrs 8-10) \$12.00999 per RSF multiplied by 21,678 RSF

²The Tenant Improvement Allowance of \$171,829.09 is amortized at a rate of 4 percent per annum over 114m. TI's are amortized over full term of the lease.

³Operating Costs rent calculation: \$3.71805 per RSF multiplied by 21,678 RSF

4. The Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the 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.

INITIALS: PH & KH
 LESSOR GOVT