

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-06P-01037
ADDRESS OF PREMISES 601 Business 70 West Columbia, Missouri 65203-2585	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between B-SIB, L.L.C.

whose address is: 215 N. Stadium Boulevard, Suite 207
Columbia, Missouri 65203-1160

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 shown in the below paragraphs:

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

1. Page 1 of GSA Form L201C as amended is further amended as follows:

"LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning on August 1, 2013 and continuing thru July 31, 2023, subject to termination as may be hereinafter set forth, to be used for such purposes as determined by GSA.

The Government may terminate this Lease, in whole or in part, effective on or after July 31, 2018 by providing not less than 90 days' prior written notice to the Lessor. For suite 240 only, consisting of 5,777 BOMA Office Area Square feet (6,643.55 rentable) the Government is terminating suite 240 effective March 31, 2014 or earlier. Should [redacted] new suite be ready prior to April 1, 2014, then suite 240 will be terminated once [redacted] has moved out of suite 240 and into the new space. The effective date of the termination for the remainder of the space shall be the day following the expiration date 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 3 pages along with Attachments I and J (Revised).

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 [redacted]

Signature: _____
 Name: [redacted]
 Title: Owner's Agent
 Entity Name: B-SIB, LLC
 Date: 12/16/13

FOR THE GOVERNMENT [redacted]

Signature: _____
 Name: [redacted]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, [redacted]
 Date: 12/30/2013

WITNESSED [redacted]

Signature: _____
 Name: Mercedes Surnam
 Title: payroll & Benefits Coordinator
 Date: 12/16/13

2. Paragraph 1.01, The Premises, of the Lease as amended is further amended as follows:

"The Premises are described as follows:

Office and Related Space: 59,782.75 rentable square feet (RSF), yielding 51,985 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space based upon a common area factor of 15 percent, located on the first and second floor(s) and known as Suite(s) 140, 147, 213E, 225, 230, 232, 233, 235, 240, and 250 of the Building, as depicted on the floor plan(s) attached hereto as Revised Exhibit "A". Effective on April 1, 2014 or earlier (should the new [REDACTED] space be completed prior to April 1, 2014) the space will be reduced to 53,139.20 rentable square feet, yielding 46,208 ABOA square feet with the termination of suite 240."

3. Paragraph 1.03 A. Rent and Other Consideration (Aug 2011) as amended is further amended as follows: "The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

51,985 ABOA SQ FT, 59,782.75 RSF, AUGUST 1, 2013 - MARCH 31, 2014		
	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$584,831.25	\$9.78260870
OPERATING COSTS	\$ 142,958.75	\$2.39130435
TOTAL ANNUAL RENT	\$727,790.00	\$12.17391305

46,208 ABOA SQ FT, 53,139.20 RSF, APRIL 1, 2014 - JULY 31, 2018		
	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$519,840.00	\$9.78260870
TENANT IMPROVEMENT	\$126,534.36	\$2.38118677
OPERATING COSTS	\$ 127,072.00	\$2.39130435
TOTAL ANNUAL RENT	\$773,446.36	\$14.55509982

46,208 ABOA SQ FT, 53,139.20 RSF, AUGUST 1, 2018 - JULY 31, 2023		
	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$586,841.60	\$11.04347826
OPERATING COSTS	\$ 127,072.00	\$2.39130435
TOTAL ANNUAL RENT	\$713,913.60	\$13.43478261

The Tenant Improvement Allowance of \$462,080 is amortized at a rate of 8 percent per annum over 52 months. Rates may be rounded.

Revised Exhibit I attached breaks down the rent listed above per agency.

Revised Exhibit J attached lists the agency square feet and assignment.

Rent for Lesser periods shall be prorated.

A Lease Amendment will be completed as required reconciling rent shall the [REDACTED] space be ready earlier than April, 2014."

4. Paragraph 1.04 Termination Right (August 2011) is amended as follows:

"The Government may terminate this Lease, in whole or in part, effective on or after July 31, 2018 by providing not less than 90 days' prior written notice to the Lessor. For suite 240 only, consisting of 5,777 BOMA Office Area Square feet (6,643.55 rentable)

INITIALS: WB & BRU
LESSOR & GOVT

the Government is terminating suite 240 effective March 31, 2014 or earlier. Should [REDACTED] new suite be ready prior to April 1, 2014, then suite 240 will be terminated once [REDACTED] has moved out of suite 240 and into the new space. Once space in suite 240 is terminated, no rent for suite 240 shall be paid to the Lessor. At no time shall rent be paid beyond March 31, 2014 for suite 240. The effective date of the termination for the remainder of the space shall be the day following the expiration date 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."

5. Paragraph 1.08 Percentage of Government Occupancy for Tax Adjustment, Establishment of Tax Base (Aug 2011) is amended as follows;

"The Government's percentage of occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 24.17 percent. Effective on April 1, 2014 or earlier, the percentage of Government occupancy will be reduced to 21.48 percent."

6. The actual tenant improvement cost for the Government agencies have not yet been determined. Upon final determination of tenant improvement cost another lease amendment will be completed and tenant improvement rent will be re-calculated.

7. Paragraph 14 of Lease Amendment Number 1 is deleted and replaced as follows: "It is the intent for the Lessor to have all tenant improvement work completed by April 1, 2014. The tenant improvements shall be completed no later than April 1, 2014. The rent for tenant improvements will not begin until tenant improvements have been completed."

INITIALS: WB LESSOR & PHL GOV'T