

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-06P-01037
ADDRESS OF PREMISES 601 Business 70 West Columbia, Missouri 65203-2585	PDN Number: PS0028822

**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:

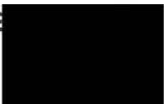
**"LEASE TERM**


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 terminated suite 240 effective April 30, 2014, consisting of 5,777 BOMA Office Area Square feet (6,643.55 rentable). The Government may terminate the remainder of the space for 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. 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 4 pages along with Attachments I (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**   
 Signature: \_\_\_\_\_  
 Name: Walter Duman  
 Title: Owner's Agent  
 Entity Name: B-SIB, LLC  
 Date: 10/15/14

**FOR THE GOVERNMENT**   
 Signature: \_\_\_\_\_  
 Name: Brian K Dunlap  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service, CPRW  
 Date: 10-30-2014

**WITNESSED BY**   
 Signature: \_\_\_\_\_  
 Name: Lillian Dudas  
 Title: Office Manager  
 Date: October 27, 2014

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 May 1, 2014 the space was 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:

<b>51,985 ABOA SQ FT, 59,782.75 RSF, AUGUST 1, 2013 - APRIL 30, 2014</b>		
	<b>ANNUAL RENT</b>	<b>ANNUAL RATE/RSF</b>
SHELL RENT	\$584,831.25	\$9.78260870
OPERATING COSTS	\$ 142,958.75	\$2.39130435
<b>TOTAL ANNUAL RENT</b>	<b>\$727,790.00</b>	<b>\$12.17391305</b>

<b>46,208 ABOA SQ FT, 53,139.20 RSF, MAY 1, 2014 - SEPTEMBER 30, 2014</b>		
	<b>ANNUAL RENT</b>	<b>ANNUAL RATE/RSF</b>
SHELL RENT	\$519,840.00	\$9.78260870
OPERATING COSTS	\$ 127,072.00	\$2.39130435
<b>TOTAL ANNUAL RENT</b>	<b>\$646,912.00</b>	<b>\$12.17391305</b>

<b>46,208 ABOA SQ FT, 53,139.20 RSF, OCTOBER 1, 2014 - JULY 31, 2018</b>		
	<b>ANNUAL RENT</b>	<b>ANNUAL RATE/RSF</b>
SHELL RENT	\$519,840.00	\$9.78260870
TENANT IMPROVEMENT	\$105,512.79	\$1.98559237
OPERATING COSTS	\$ 127,072.00	\$2.39130435
<b>TOTAL ANNUAL RENT</b>	<b>\$752,424.79</b>	<b>\$14.15950542</b>

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

The operating rent above is the un-escalated base operating rent but is subject to escalations per paragraph 2.07 of the Lease.

The total Tenant Improvement Cost for the project was reconciled at \$477,536.31. A portion of the total Tenant Improvement Cost are to be paid lump sum by the Government [redacted] totaling \$130,195 thus reducing the amount to be amortized in the rental to \$347,341.31. The Tenant Improvement cost of \$347,341.31 will be amortized in the rental at a rate of 8 percent per annum over 46 months.

INITIALS: WB & GOVT  
LESSOR

Rates may be rounded.

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

Revised Exhibit J Per Lease Amendment Number 3 lists each agency's square feet and assignment of space and it remains the same.

Rent for Lesser periods shall be prorated."

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

"The Government terminated suite 240 effective April 30, 2014, consisting of 5,777 BOMA Office Area Square feet (6,643.55 rentable). The Government may terminate the remainder of the space for 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. 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 6 of Lease Amendment Number 3 is amended as follows: The final Tenant Improvement cost of \$477,536.31 are based on the Final Cost Spreadsheet dated October 2, 2014 as well as DID drawings dated April 11, 2014 and subsequent changes that will be noted on the as-built drawings. Below is a summary of the Tenant Improvement costs for each agency and joint use space minus the lump sum amount of \$130,195 which equals a total cost of \$347,341.31 to be amortized in the rental.

<u>Agency/Space</u>	<u>TI Costs</u>	<u>TI Cost Three Agencies 213E Pro Rata Shared Space</u>	<u>Total TI Cost Per Agency</u>	<u>Total TI Cost After Lump Sum</u>
[REDACTED]	\$140,237.57	\$22,385.51	\$162,623.08	\$32,428.08
[REDACTED]	\$121,929.39	\$15,835.41	\$137,764.80	\$137,764.80
[REDACTED]	\$76,024.84		\$76,024.84	\$76,024.84
[REDACTED]	\$6,380.37	\$5,542.39	\$11,922.77	\$11,922.77
Joint Use	\$89,200.82		<u>\$89,200.82</u>	<u>\$89,200.82</u>
		Total	\$477,536.31	\$347,341.31

<u>Agency/Space</u>	<u>TI Cost to be Amortized</u>	<u>TI Cost Amortized for 46 Months @ 8% interest Rate = Annual TI Rental</u>
[REDACTED]	\$32,428.08	\$9,850.76
[REDACTED]	\$137,764.80	\$41,849.18
[REDACTED]	\$76,024.84	\$23,094.27
[REDACTED]	\$11,922.77	\$3,621.81
Joint Use	<u>\$89,200.82</u>	<u>\$27,096.77</u>
	\$347,341.31	\$105,512.79

6. A Lump sum payment for a portion of [REDACTED] Tenant Improvement work in the amount of \$130,195 will become due (30) days after completion of the work, acceptance by the Government, and receipt of an acceptable invoice from the Lessor. An invoice for payment must be submitted as follows:

Original Invoice: General Services Administration  
 Finance Division  
 P.O. Box 17181  
 Fort Worth, Texas 76102-0181  
 Telephone: (817) 334-2397

Copy To: Brian K. Dunlay  
 Lease Contracting Officer  
 West Leasing Branch (6PRW)  
 1500 East Bannister Road  
 Kansas City, Missouri 64131-3088

A proper invoice must include:

INITIALS: NP LESSOR & [Signature] GOVT

Invoice Date  
 Name of the Lessor exactly as shown on the lease  
 GSA PDN Number PS0028822  
 Lease contract number and building address  
 Supplemental Lease Agreement Number  
 Description, price and quantity of property and services actually delivered or rendered.

7. Lessor shall provide and install the Tenant Improvements in accordance with the following documents: the drawings dated April 11, 2014; subsequent changes made to the Tenant Improvements; and the Final Tenant Improvement Cost spreadsheet dated October 2, 2014.

8. The Lessor shall provide a copy of all contractor bids matching the Final Tenant Improvement Cost spreadsheet prior to the Government's execution of Lease Amendment Number 4. The Lessor shall provide as-built drawings reflecting all Tenant Improvements constructed within the Government's leased space.

9. Paragraph 11 of Lease Amendment Number 3 amends the Joint Use rates listed in Exhibit I and are calculated as follows for the following periods:

**August 1, 2013 thru September 30, 2014**

	<u>Rate Per RSF</u>
Shell	\$9.78260870
Operating	\$2.39130435
Annual Rate	\$12.17391305

**October 1, 2014 thru July 31, 2018**

	<u>Rate Per RSF</u>
Shell	\$9.78260870
Operating	\$2.39130435
TI	\$3.18281895
Annual Rate	\$15.3567320

**August 1, 2018 thru July 31, 2023**

	<u>Rate Per RSF</u>
Shell	\$11.04347826
Operating	\$2.39130435
TI	\$0
Annual Rate	\$13.43478261

The operating rent above is the un-escalated base operating rent but is subject to escalations per paragraph 2.07 of the Lease.

INITIALS: WS & [Signature]  
 LESSOR & GOVT