

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO GS-06P-01046	DATE NOV 22 2011	PAGE 1 of 2
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ADDRESS OF PREMISES  
**901 E. St. Louis Street, Springfield, Missouri 65806-2540**

**THIS AGREEMENT**, made and entered into this date by and between **JQH Springfield Tower, LLC**

whose address is 300 John Q. Hammons Parkway  
Suite 900  
Springfield, MO 65806-2550

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 as follows:

This Supplemental Lease Agreement (SLA) is issued to clarify that we are extending **Block B** out through 11/15/2011 at the existing rate. This SLA is being used to terminate **Block B** effective 11/15/2011 consisting of 5,158 ANSI/BOMA Office Area square feet (USF) and 5,830 rentable square feet (RSF). The lease will then consist of **Block A** which contains 4,587 ANSI/BOMA Office Area square feet (USF) and 5,184 rentable square feet (RSF).

**Paragraph 2 of the Lease is hereby deleted and replaced with the following:**

"1. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on 3/19/2010, through 3/18/2020 for **Block A**, subject to termination and renewal rights as may be herinafter set forth.

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on 3/19/2010, through 11/15/2011 for **Block B**, subject to termination and renewal rights as may be herinafter set forth. "

**(See Page 2 attached hereto and made a part hereof.)**

**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: JQH Springfield Tower, LLC**

ADDRESS	NAME OF SIGNER <i>Jacqueline A Doudy</i>
	NAME OF SIGNER <i>MARK HARRELL</i>

**UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION**

SIGNATURE	NAME OF SIGNER Marsha Green, CCIM
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

Paragraph 3 of the Lease is hereby deleted and replaced with the following:

"3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Period	RSF	Start	Operating Costs	Total	Monthly Rent
3/19/10 - 11/15/2011	11,014	\$126,991.42	\$60,586.74	\$187,578.16	\$15,631.51
11/16/11 - 3/18/15	5,184	\$59,771.52	\$28,518.36	\$88,289.88	\$7,357.49
3/19/15 - 3/18/20	5,184	\$62,726.40	\$28,518.36	\$91,244.76	\$7,603.73

The operating costs listed in the above chart do not include escalations to date

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

JQH SPRINGFIELD TOWER, LLC  
300 John Q. Hammons Parkway  
Suite 900  
Springfield, MO 65806-2550

Paragraph 11 of the Lease is hereby deleted and replaced with the following:

"11. In accordance with SFO paragraph 4.2 *TAX ADJUSTMENT*, the percentage of Government occupancy is established as 2.33513% (5,184 RSF/ 222,000 RSF)."

Paragraph 12 of the Lease is hereby deleted and replaced with the following:

"12. In accordance with SFO paragraph 4.3 *OPERATING COSTS*, the escalation base is established as \$28,518.36 per annum (\$6.2172129/4,587 USF). The base year shall be March 2010. Escalation shall occur on the anniversary date of the lease pursuant to the SFO. "

INITIALS JQH & MG  
Lessor Government

Lease No. GS-06P-01046  
SLA NO. 4