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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 1 |
| | TO LEASE NO. GS-06P-21030 |
| ADDRESS OF PREMISES 8880 HAZELWOOD TECH COURT, HAZELWOOD, MO, 63042-2926 | PDN Number: PS0028706 |

THIS AMENDMENT is made and entered into between Jamestown Investment Co.

whose address is: 6105 Dunn Road, Hazelwood, MO, 63042-1117

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, as follows:

This Lease Amendment (LA) #1 provides for a statement of work for the air conditioner project, establishes a lump-sum payment and provides a notice to proceed for the work.

- a. The lessor shall provide, install, and maintain all of the components of the air conditioner project for the remainder of the lease term for a lump-sum payment amount not to exceed [REDACTED] as detailed on Exhibit A, attached. The lessor shall furnish all parts, tools, labor, equipment and materials required to perform the entire job. All work associated with alteration shall be accomplished by licensed contractors in accordance with national, state and local codes, in accordance with the best practices of the trade, and in a manner acceptable to the Government. Work shall be completed no later than May 15, 2014. Full execution of this LA #1 constitutes a notice to proceed for the alterations. Any modifications and/or changes shall be agreed to by a subsequent Lease Amendment and be approved by the Lease Contracting Officer. All work shall be subject to all terms and conditions of the Lease.

See Page 2-3 and Exhibit A (1 page), attached hereto and made a part hereof.

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: [REDACTED]
 Name: Steven B. Rees
 Title: General Partner
 Entity Name: Jamestown Investment Co.
 Date: April 14, 2014

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Michael Elson
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Real Estate Acquisition Division
 Date: May 1, 2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: JAN MITCHELL
 Title: SECRETARY
 Date: 4-14-14

b. Upon satisfactory completion of the work, Paragraph 1.03 Rent and Other Considerations (SEP 2012) shall be amended to state:

“A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

| | Firm Term Years 1-5 | Non Firm Term Years 6-10 |
|-------------------------------------|--------------------------------|-------------------------------------|
| | Annual Rent | Annual Rent |
| Shell Rent | \$16,081.00 | \$16,081.00 |
| Tenant Improvement Rent | \$0.00 | \$0.00 |
| Operating Costs | \$12,097.86 | \$12,097.86 |
| Building Specific Amortized Capital | \$0.00 | \$0.00 |
| Parking | \$0.00 | \$0.00 |
| Total Annual Rent | \$28,178.86 | \$28,178.86 |

Rental Rates above do not include escalations in operating costs above the base year which have occurred to date.

c. Upon satisfactory completion of the air conditioner project, work inspection and acceptance by the Government as described in this LA #1, the Government shall pay the Lessor a lump sum payment of [REDACTED] Payment of the lump sum item shall become due thirty (30) days after completion of work, acceptance by the Government and receipt of invoice from the Lessor. Payment is contingent upon receipt of a proper invoice which shall include as follows:

- Name of the Lessor, which must appear exactly as shown on the lease.
- Invoice Date
- GSA PDN #PS0028706 noted at the top of the invoice.
- Lease Contract number (GS-06P-21030), Lease Agreement (LA #1), and address of the leased premises
- Description, price and quantity of the property and services actually delivered or rendered
- “Remit to” address
- Name, title, phone number and mailing address of person to be notified in the event of a defective invoice.

Invoice must be either submitted on company letterhead or signed by the person with whom the Lease is made. The original invoice must be sent directly to the GSA Finance Office at the following address:

General Services Administration
 FTS and PBS Payment Division
 P.O Box 17191
 Fort Worth, TX 76102

A copy of the invoice must be provided to the following address:

General Services Administration
 Attn: Michael Elson, Lease Contracting Officer
 East Leasing Branch (6PRE)
 Real Estate Acquisition Division
 1500 East Bannister Road
 Kansas City, MO 64131
 Fax 816-926-1140

INITIALS: GR LESSOR & ME GOV'T

- d. Upon termination of the Lease and in the event the Government elects not to remove the alterations, additions and fixtures installed pursuant to this agreement, the Lessor may not require the Government to restore premises to a condition provided for in the original plans and specifications. However, in the event said alterations, additions and fixtures are removed by the Government, the Government agrees to restore the premises to condition provided for in the original plans and specifications at commencement of its occupancy minus elements or circumstances over which the Government has no control, or pay in lieu thereof the difference between the fair market value of the property in its unrestored condition and its value in a restored condition.

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