

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 2 Revised
	TO LEASE NO. GS-06P-LMO31021
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES 3219 Emerald Lane Jefferson City, MO 65109-6929	PDN Number:  PS0032958

**THIS AMENDMENT** is made and entered into between **Double Vision Enterprises, LLC**

whose address is: 825 Shanon Dale Ct.  
Jefferson City, MO 65109-5731

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 February 21, 2016.

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 February 21, 2016, as follows:

- The Government hereby accepts the remodeled space as "substantially complete," effective February 21, 2016.
- The term of this Lease remains 10 years, 5 years firm. The firm term of the Lease was effective December 21, 2014. The Government may terminate this Lease; in whole or in part, at any time effective on or after December 21, 2019, 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.

3. The initial construction Notice To Proceed(NTP) and Change Orders (CO) #1 - #3 are listed below:


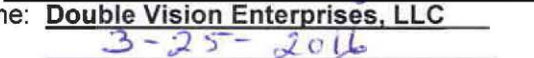

	Reference	NTP Date	Amount	Lump Sum Amt.
Initial NTP	Exhibit A	September 18, 2015(Emailed)	\$211,455.12	\$116,455.12
NTP move costs	Exhibit B	September 21, 2015(Emailed)	\$1,635.55	\$118,090.67
NTP CO 1 & CO 2	Exhibit C	January 27, 2016(Emailed)	██████████	██████████
NTP CO 3	Exhibit D	February 19, 2016(Emailed)	██████████	██████████
<b>TOTAL:</b>			<b>\$224,944.99</b>	

This Lease Amendment contains 2 pages and Exhibits A, B, C, and D.


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:   
Title:   
Entity Name: Double Vision Enterprises, LLC  
Date: 3-25-2016

**FOR THE GOVERNMENT:**

Signature:   
Name: Kristin M. Sowell  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, Real Estate Acquisition Division  
Date: 3/31/2016

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: WILL COLLINS  
Title: WITNESS  
Date: 03-25-2016

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

	FIRM TERM	FIRM TERM	NON FIRM TERM	NON FIRM TERM ANNUAL
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	RENT
	12/21/14-2/20/16	2/21/16-12/20/19	12/21/19-12/20/2021	12/21/2021-12/20/2024
SHELL RENT <sup>1</sup>	\$33,000	\$33,000.00	\$35,750.00	\$35,750.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$0.00	\$ 15,428.57	\$15,428.57	\$00.00
OPERATING COSTS <sup>3</sup>	\$13,052.00	\$ 13,052.00	\$ 13,052.00	\$13,052.00
BUILDING SPECIFIC AMORTIZED CAPITAL(BSAC) <sup>4</sup>	\$0.00	\$ 1,304.35	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$46,052.00</b>	<b>\$62,784.92</b>	<b>\$64,230.57</b>	<b>\$48,802.00</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$12.00 per RSF multiplied by 2,750 RSF

(Non Firm yrs 6&7) \$13.00 per RSF multiplied by 2,750 RSF

(Non Firm yrs 8-10) \$13.00 per RSF multiplied by 2,750 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$90,000 is amortized at a rate of 0 percent per annum over 70m (remainder of 7 years from lease effective date).

<sup>3</sup>Operating Costs rent calculation: \$4.746182 per RSF multiplied by 2,750 RSF

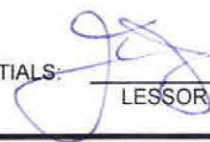
<sup>4</sup>BSAC Allowance of \$5,000 is amortized over 46m at a rate of -0- percent per annum (the remainder of the 5 yr firm term)

5. Upon completion, inspection, and acceptance of the work by the Lease Contracting Officer or his/her representative, and submission of proper invoice, the Government shall issue the Lessor payment for the lump-sum amount. Payment is contingent upon receipt of a proper invoice, which shall include:

- Name of the Lessor, which must appear exactly as shown in the Lease
- Please submit invoice on lessor's letterhead
- Invoice date
- **GSA PDN # PS0032958 noted at the top of the invoice** Lease contract number (GS-06P-LMO31021), Lease Amendment Number 2-Revised, and address of leased premises
- Description, price and quantity of property and services actually delivered or rendered
- "Remit one invoice to:  
kristin.sowell@gsa.gov
- Name, title, phone number and mailing address of person to be notified in the event of a defective invoice
- A Second original invoice for the lump-sum total should be submitted electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov).

6. 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:

  
LESSOR

&

  
GOVT