

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. GS-06P-00085

ADDRESS OF PREMISES 43 Prairie Dell Plaza, Union, MO 63084-4341

THIS AGREEMENT, made and entered into this date by and between Unnerstall Land & Cattle Co., L. C.

whose address is 18 West Second Street  
Washington, MO 63090-2531

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 Lease Amendment #1 provides for a change in the usable square footage and rent, establishes the tenant improvement allowance costs (Exhibit A), and serves as a notice to proceed for construction.

1. Paragraph 1 of the lease is hereby amended to state,

"1. The Lessor hereby leases to the Government the following described premises:

7,200 rentable square feet (RSF), which yields 6,890 ANSI/BOMA Office Area square feet of existing space at the Millennium Building located at 43 Prairie Dell Plaza, Union, MO 63084-4341, to be used for such purposes as determined by the General Services Administration. Included in the rent, at no additional cost to the Government, are thirty-two (32) surface parking spaces for the exclusive use of the Government."

(See Pages 2-3 and Exhibit "A" 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: Kurt J. Unnerstall  
Title: *Manager*  
Entity Name: Unnerstall Land & Cattle Co., L.C.  
Date: 10/15/12

FOR THE GOVERNMENT:

Signature: [Redacted]  
Name: Valerie H. Waldmeier *Marsha Green*  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 10/23/12

WITNESS

Signature: [Redacted]  
Name: *Shirley Bost*  
Title: *Accountant*  
Date: 10/15/12

2. Paragraph 3 of the lease is hereby amended to state

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

Dates	Shell	Base Cost of Services	Amortized Tenant Improvement Allowance	Amortized Building Specific Security	Rate per RSF	Annual Rent	Monthly Rent Payable in Arrears
Years 1-10	\$108,162.67	\$36,511.01	\$38,323.80	\$885.67	\$25.53932639	\$183,883.15	\$15,323.60
Years 11-15	\$108,162.67	\$36,511.01	\$0.00	\$0.00	\$20.0935667	\$144,673.68	\$12,056.14

Effective on the day the space is accepted by the Government, rent shall follow for 7,200 RSF, 6,890 ANSI/BOMA."

3. Full execution of this Lease Amendment #1 constitutes a notice to proceed for the tenant improvement (TI) construction work. Work shall be completed no later than January 1, 2013. The total TI approved costs, and building specific security, are \$357,700.32. Of this amount, \$281,260.00 of TI is amortized in the rent over the initial ten (10) year term at 6.5% interest; separately, \$6,500 for building specific security will also be amortized in the rent over the initial ten (10) year term at 6.5% interest. The remaining \$69,940.32 will be paid in a lump sum payment in accordance with the Prompt Payment Act upon completion of the work by the Contracting Officer and proper submission of the invoice. Exhibit A provides for the specific tenant improvement costs. Any modification and/or changes shall be agreed to by a subsequent lease amendment and be approved by the lease contracting officer.
4. Upon satisfactory completion of the work inspection and acceptance by the Government as described in this Lease Amendment #1, the Government shall pay the Lessor a lump-sum payment of \$69,940.32. 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 # PS0024788 noted at top of invoice.
  - Lease contract number (GS-06P-99085), Lease Amendment #1, and address of leased premises.
  - Description, price, and quantity of 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.

INITIALS: *KCP* & *mg*  
Lessor Government

Lease No. GS-06P-90085  
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