

SUPPLEMENTAL LEASE AGREEMENT

NO. 2

10 FEB 2012

TO LEASE NO.

GS-04B-61134

ADDRESS OF PREMISES

431 West Main Street
Tupelo, MS 38804

THIS AGREEMENT, made and entered into this day by and between 431 WEST MAIN, LLC

whose address is , 431 West Main Street
Tupelo, MS 38804

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, effective upon acceptance by the Government , as follows:

The Lessor and the Government agree that, the total actual cost of all the alterations including all change orders, design fees, overhead and profit is \$157,763.50, which is more than the maximum tenant improvement allowance of \$124,463.43; which is amortized into the annual rent at a rate of 8% for 60 months. The Lessor is responsible for \$4,577.74 of the actual construction costs. Based on these actual construction costs, the amortized amount included in the annual rent and amount the Lessor is responsible for; the Government shall pay the Lessor, upon substantial completion of the space and receipt of a proper invoice, a one-time lump sum payment of \$28,722.33 which represents the cost that exceeded the maximum tenant improvement allowance.

For an invoice to be considered proper, it must:

- 1) Be received after the acceptance of the work by the General Services Administration.
- 2) Include a unique, vender-supplied invoice number AND the GSA Supplied PS Number PS 0022735.
- 3) Indicate the exact payment amount requested.
- 4) Specify the payee's name and address. The payee's name and address must EXACTLY match the lessor's name and address listed above.
- 5) Payment will become due with thirty (30) days after GSA's designated billing office receives a properly executed electronic invoice or acceptance of the work by the Government, whichever is later.

Payment will be made electronically through the finance website at www.finance.gas.gov. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government the Lessors shall follow the instructions posted on that website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling 817-978-2408 or by email at FW-Paymentsearch.finance@gsa.gov.

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 above date.

LES 431 WEST MAIN, LLC



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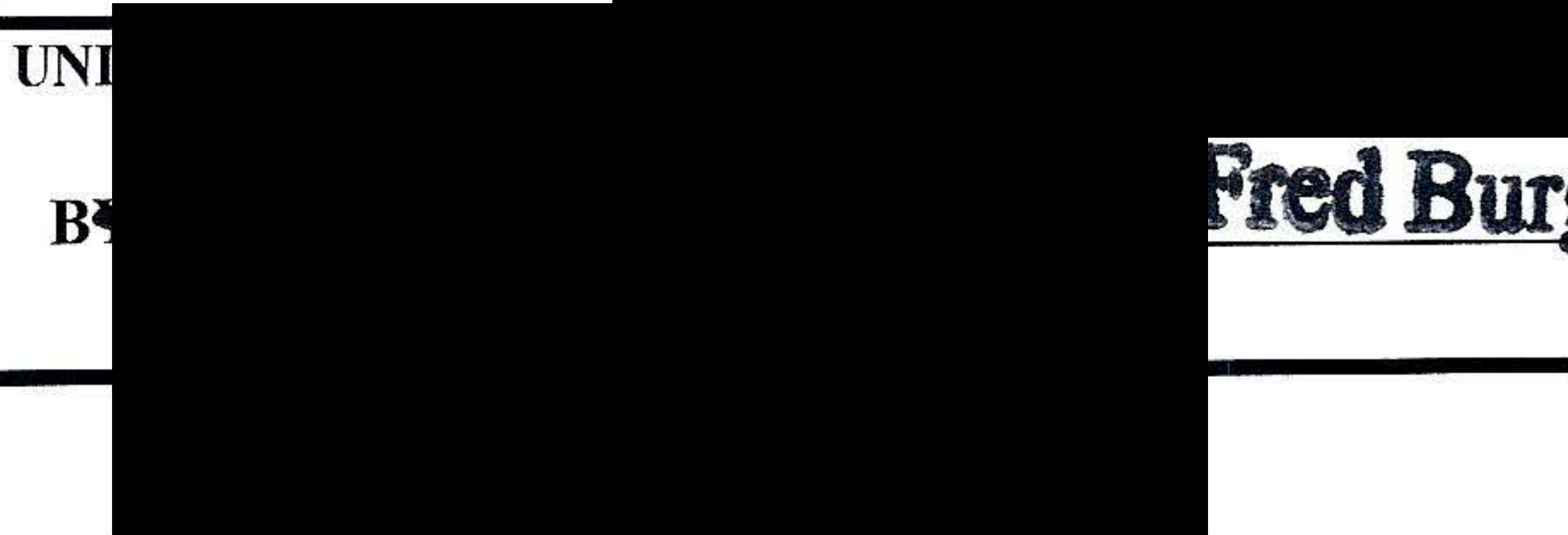
Member

(Title)

431 West Main, Tupelo, MS

(Address)

IN PRESENCE OF



Fred Burgett

Contracting Officer

GENERAL SERVICES ADMINISTRATION
(Official Title)