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| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDINGS SERVICE                    | LEASE AMENDMENT No. 1        |
| LEASE AMENDMENT  | TO LEASE NO. GS-05P-LIL19145 |
| ADDRESS OF PREMISES 11 Executive Drive, Suite 11<br>Fairview Heights, IL 62208 | PDN Number: N/A              |

THIS AMENDMENT is made and entered into between Retko Group LLC

whose address is: 110 Executive Drive, Suite 110  
Highland, IL 62249-1269

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to establish the Commencement Date, and Termination Date of the Lease and restate the Rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the signature hereof by both parties and delivered, as follows:

1.) Paragraph "LEASE TERM" is deleted in its entirety and replaced with the following:

"LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning October 1, 2015 and continuing for a period of 10 Years, through September 30, 2025 subject to termination and renewal rights as may be hereinafter set forth."

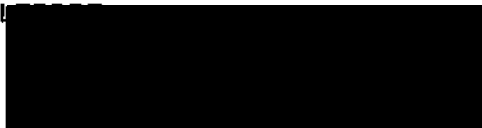
2.) Paragraph 1.05 "TERMINATION RIGHTS (AUG 2011)" is deleted in its entirety and replaced with the following:

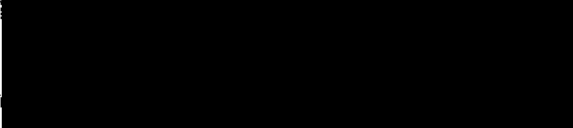
" 1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease (5<sup>th</sup> Year), September 30, 2020, 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."


This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE:   
 Signature: \_\_\_\_\_  
 Name: Robert L. Dolman  
 Title: Manager  
 Entity Name: RETKO Group, LLC  
 Date: 3/31/2017

FOR THE:   
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service, Real Estate Division  
 Date: 4/9/17

WITNESSED FOR THE LESSOR BY:

Signature:   
 Name: PHILIP W. BROWN  
 Title: Commercial Property Manager  
 Date: 3/31/2017

3.) Paragraph 1.03 RENT AND OTHER CONSIDERATION is deleted in its entirety and replaced with the following:

" 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)

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

|                                     | FIRM TERM.          | NON FIRM TERM.      |
|-------------------------------------|---------------------|---------------------|
|                                     | ANNUAL RENT         | ANNUAL RENT         |
| SHELL RENT <sup>1</sup>             | \$ 53,745.39        | \$ 51,962.79        |
| TENANT IMPROVEMENTS RENT            | \$0.00              | \$0.00              |
| OPERATING COSTS <sup>2</sup>        | \$ 16,304.00        | \$ 16,304.00        |
| BUILDING SPECIFIC AMORTIZED CAPITAL | \$0.00              | \$0.00              |
| <b>TOTAL ANNUAL RENT</b>            | <b>\$ 70,049.39</b> | <b>\$ 68,266.79</b> |

<sup>1</sup>Shell rent (Firm Term) calculation: Years 1-5: \$18.09 per RSF multiplied by 2,971 RSF

Shell rent (Non-Firm Term) calculation: Years 6-10: \$17.49 per RSF multiplied by 2,971 RSF

<sup>2</sup>Operating Costs rent calculation: \$5.49 per RSF multiplied by 2,971 RSF

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 2,971 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. INTENTIONALLY DELETED

D. INTENTIONALLY DELETED

E. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

F. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

G. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

INITIALS: ASD  
LESSOR

&

[Signature]  
GOVT