

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LMO41000
ADDRESS OF PREMISES 222 John Q. Hammons Parkway, Springfield, MO 65806-2561	PDN Numbers: N/A

THIS AMENDMENT is made and entered into between **JQH Springfield Courthouse, LLC**

whose address is: 300 John Q. Hammons Parkway
Suite 900
Springfield, MO 65806-2561

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

WHEREAS, the parties hereto desire to amend the above Lease for purposes of starting shell and operating rent.

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 June 1, 2015 as follows:

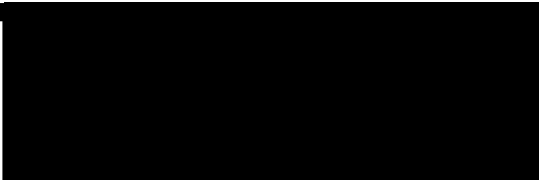
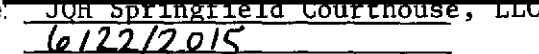

1. TO HAVE AND TO HOLD the said premises with the appurtenances for the term beginning on June 1, 2015 through May 31, 2030. Subject to termination rights agreed to in the lease."
2. 1.03 A of the lease is deleted and replaced with the following:

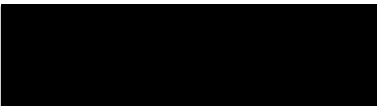

"A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, as follows:

Date	RSF	ABOASF	Shell	Base Cost Of Services	TI ¹	BSAC ²	Parking	Total Annual Rent
6/1/2015 to completion, inspection, and acceptance of improvements	46,044	37,239	\$ 856,497.00	\$ 272,852.00	\$ -	\$ -	\$ -	\$ 1,129,349.00
Completion, inspection, and acceptance of improvements to 5/31/2020	46,044	37,239	\$ 856,497.00	\$ 272,852.00	\$ 43,204.00	\$ 179,589.28	\$ -	\$ 1,352,142.28
6/1/2020 - 5/31/2025	46,044	37,239	\$ 899,321.85	\$ 272,852.00	\$ 43,204.00	\$ 179,589.28		\$ 1,394,967.13
6/1/2025 - 5/31/2030	46,044	37,239	\$ 944,287.94	\$ 272,852.00	\$ -		\$ -	\$ 1,217,139.94

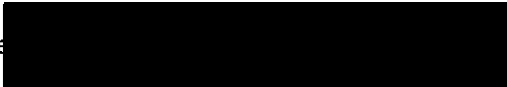

This Lease Amendment contains 2 pages.

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: JQH Springfield Courthouse, LLC
 Date: 6/22/2015

FOR THE GOVERNMENT:
 Signature: 
 Name: 
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 6.22.15

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: 
 Title: Vice President
 Date: 6/22/2015

