

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-06P-LMO41007
ADDRESS OF PREMISES 14200 MERRITT ROAD, GRANDVIEW, MO 64030	PDN Number:

**THIS AGREEMENT**, made and entered into this date by and between **ET NOAA BUILDING, LLC**  
whose address is: 8027 Forsyth Boulevard  
St. Louis, Missouri 63105

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

**WHEREAS**, the parties hereto desire to amend the above Lease to reconcile the Tenant Improvement costs.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 1, 2015, as follows:

- A. In accordance with paragraph 1.06 C., the reconciled Tenant Improvements to be amortized in the rent is \$12,773,198.26. Rental adjustment is retroactive to the occupancy date, November 1, 2015.
- B. As a result, paragraph 1.06 A. of the Lease is hereby amended as follows:

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

	YEARS 1-5	YEARS 6-10	YEARS 11-15	YEARS 16-20
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$1,065,000.00	\$1,140,000.00	\$1,290,000.00	\$1,370,000.00
TENANT IMPROVEMENTS RENT <sup>1</sup>	1,133,781.66	1,133,781.66	1,133,781.66	0.00
OPERATING COSTS	222,865.40	222,865.40	222,865.40	222,865.40
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>2</sup>	6,852.00	6,852.00	6,852.00	0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$2,428,499.06</b>	<b>\$2,503,499.06</b>	<b>\$2,653,499.06</b>	<b>\$1,592,865.40</b>


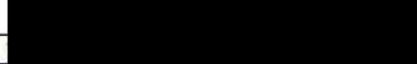

<sup>1</sup> The Tenant Improvements of \$12,773,198.26 are amortized at a rate of 4 percent per annum over 15 years.

<sup>2</sup> Building Specific Amortized Capital (BSAC) of \$77,200 are amortized at a rate of 4 percent per annum over 15 years

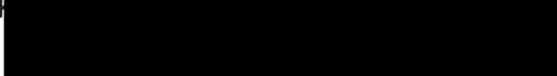
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All other terms and conditions of the lease shall remain in force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.



**FOR THE LESSOR:**

Signature:   
Name:   
Title:   
Entity Name: ET NOAA Building, LLC  
Date: 7/12/16

**FOR THE GOVERNMENT:**

Signature:   
Name: S. Dennis Clemons  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, West Leasing Services Branch  
Date: 7/21/16

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name:   
Title: Office Administrator  
Date: 7/12/16

- C. Pursuant to the collaborative inquiry by Department of Labor and the General Services Administration, the Davis-Bacon Act is determined to be in force for all post-occupancy Changes.
- D. The Lessor hereby waives restoration as a result of all improvements for the term of the Lease.

- end -

INITIALS:  LESSOR &  GOV'T