

FIRST AMENDMENT TO COMMERCIAL LEASE AGREEMENT

THIS FIRST AMENDMENT TO COMMERCIAL LEASE AGREEMENT ("The First Amendment") is made this _____ day of May, 2010 ("the Effective Date"), by and between Riverfront, L.L.C., a Kansas Corporation, c/o Dan C. Simons, Member, P.O. Box 1797, One Riverfront Plaza, Lawrence, Kansas, 66044, hereinafter referred to as "Lessor" and The City of Lawrence, Kansas, a Kansas municipal corporation, c/o David Corliss, City Hall, 6th East 6th, Lawrence, Kansas, hereinafter referred to as "Lessee."

WITNESSETH:

WHEREAS, Lessor and Lessee heretofore entered into that certain "LEASE" executed and effective as of September 1, 2008 for the lease of The East lower level floor, containing 6,486 square feet in a building constructed on the real property described as One Riverfront Plaza, Suite Number 110 and further described in Exhibit B of the original lease in the City of Lawrence, Douglas County, Kansas.

WHEREAS, the parties desire to amend the lease to extend the expiration date to commence September 1, 2011 and expire August 31, 2014.

WHEREAS, the parties desire to maintain the yearly rent of \$67,778.70 to be paid in monthly installments of \$5,648.22 for years one and two of the extension.

WHEREAS, the parties desire to allow the Lessee a two year option after the expiration of the extended term.

WHEREAS, the parties desire the rent to be adjusted in subsequent years (after year two of the extension) for inflation, based on an agreed upon inflation index.

WHEREAS, the parties desire to allow Lessee ten (10) marked parking spaces for Lessee's exclusive use in the lower east lot, directly east of the Leased Premises.

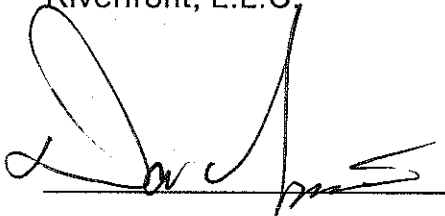
NOW, THEREFORE, for and in consideration of the Premises, the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt of which are hereby acknowledged and confessed by each of the parties hereto, Lessor and Lessee hereby agree and amend the Lease as appointed above.

LESSOR:

LESSEE:

Riverfront, L.L.C.

The City of Lawrence, Kansas

A handwritten signature in black ink, appearing to read 'Dan C. Simons', is written over a horizontal line.A solid horizontal line intended for a signature.

Dan C. Simons, Member

David L. Corliss, City Manager