

## LEASE AMENDMENT 1-

THIS AGREEMENT, made on January 16, 2003, by and between STANLEY JONES REALTY, INC., (hereinafter called "Lessor"), and Edward D. Jones & Co., d/b/a/ Edward Jones (hereinafter called "Lessee"),

### WITNESSETH

WHEREAS, Lessor and Lessee entered into a Lease Agreement dated the 3rd day of April, 1998, (hereinafter called "Lease"), for certain real property located at Village Plaza Shopping Center, Unit Number 99, the City of South Fulton, State of Tennessee 38257, for a term of five (5) years beginning the 1st day of June 1998, and ending the 30th day of May 2003, and,

WHEREAS, Lessor and Lessee desire to amend said Lease.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

That said Lease is amended effective January 16, 2003 as follows:

### **PREMISES**

1. Lessee shall vacate the Existing Premises located at Village Plaza Shopping Center, Unit Number 99, and relocate to Village Plaza Shopping Center, Unit Number 98, the New Premises. The New Premises shall consist of approximately 1,145 square feet of office space as depicted in Exhibit A, attached hereto and incorporated herein by reference.

### **TERM**

2. The term of this Lease shall be for a period of five (5) years beginning the first day of March 2003, and ending on the last day of February 2008. In the event the construction on the New Premises is not completed by February 28, 2003, the commencement shall be adjusted accordingly.

### **BASE RENT**

3. Base rent for the period beginning the first day of March, 2003, and ending the last day of February, 2008, shall be paid to Lessor with the understanding that this Lease will remain a modified-gross Lease, meaning the payment of rent shall include all common area maintenance, real estate taxes and insurance. Utilities to the premises shall continue to be paid by Lessee. The monthly rent for the entire term shall be Four Hundred Seventy-Five dollars (\$475.00) per month.

### **TENANT IMPROVEMENTS**

4. Lessor, at its expense, agrees to make all modifications and additions to the Premises as per the attached Exhibits A and B. Lessor's modifications shall include two partition walls, doors, all electrical work, and paint. Lessee, at its expense, shall be responsible for carpet and its installation.

### **OPTION TO RENEW**

5. Provided that Lessee is not in default of this Lease, Lessor will grant Lessee one (1) option to renew for one (1) additional period of five (5) years given ninety (90) days written notice to Lessor. Rent for the option period shall be a mutually agreeable fair market rental at the time of renewal. All other terms and provisions of the existing Lease will remain in full force and effect during the option period.

**LEASE IN FULL FORCE AND EFFECT**

6. Except as hereby amended, the Lease shall remain unchanged and in full force and effect. In the event of any conflict between the terms and provisions of the Lease and the terms and provisions of this Amendment, this Amendment shall control.

That this Lease Amendment shall be subject to all of the covenants, agreements and conditions contained in the Lease except as hereinabove stated to the contrary.

IN WITNESS WHEREOF, Lessor and Lessee have caused this agreement to be executed as of the day and year first written above.

STANLEY JONES REAL ESTATE, INC.

Stanley Jones Properties  
Lessor

By: Roman B. Bell

Its: Property Manager

Date: 1-16-03

EDWARD D. JONES & CO.

d/b/a EDWARD JONES

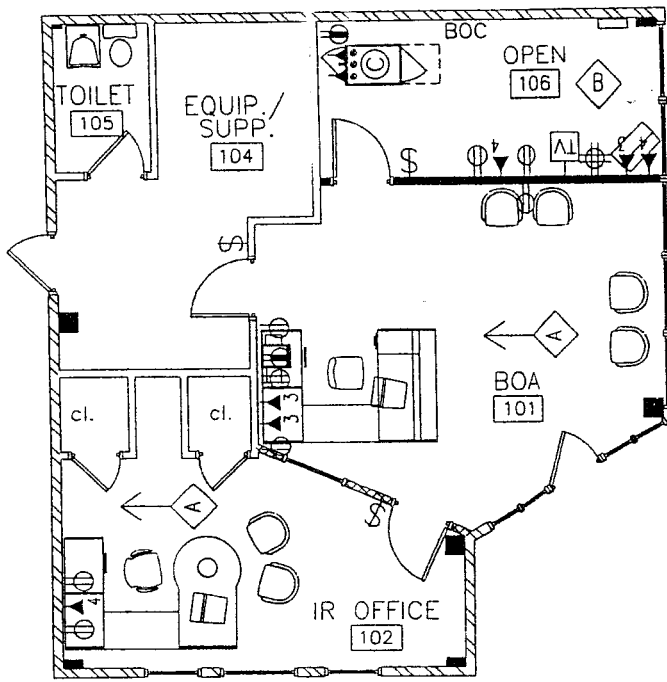
BY: COLLIERS TURLEY MARTIN TUCKER

Lessee

By: Shaun Maffei

Its: Leasing Coordinator

Date: 1-16-03



↑  
 A ACCENT WALL TO BE PAINTED WITH SW CUSTOM "EDJ GREEN" CONTACT 800-321-8194 FOR FORMULA COLOR

B CONTRACTOR TO PROVIDE ALTERNATE BID TO FINISH ROOM 106 TO MATCH EDJ SPECIFICATIONS AS FOLLOWS (PAINT-P3, CARPET-C7, BASE-B1)  
 -NOTE ALL ELECTRICAL & LIGHTING MODIFICATIONS.  
 -NOTE PLACEMENT OF TV IF ALTERNATE ACCEPTED.

EDJ EQUIPMENT LEGEND (NIC):

□ TERMINAL

□ LASER PRINTER

⊙ BOC-(Branch Office Controller)  
 -DIGITAL INDOOR UNIT  
 -INT REC DECODER  
 -PHONE SYSTEM

▭ TV/VCR

FURNITURE: EXISTING

UPHOLSTERY: HUNTER GREEN

FURNITURE/EDJ EQUIP. PLAN  
 1/8"=1'-0"  
 PLAN NORTH

N.I.C. = NOT IN CONTRACT FOR FINISHES  
 N/A = FINISH NOT APPLICABLE TO THIS ROOM

FINISH SCHEDULE					
RM.NO.	PAINT	CARPET	BASE	VCT	NOTES
101	P3	C7	B1	N/A	SEE NOTE 'A'
102	P3	C7	B1	N/A	SEE NOTE 'A'
104	N.I.C.	N.I.C.	N.I.C.	N.I.C.	
105	P3	N/A	B1	T1	
106	N.I.C.	N.I.C.	N.I.C.	N.I.C.	SEE NOTE 'B'

FINISH SPECIFICATIONS	
PAINT	ICI 800-241-8168 JENNIFER PAYNE P3- ARCHITECTUAL GRAY ACCENT WALLS- CUSTOM "EDJ GREEN"
CARPET	EDWARD JONES WALL STREET C7 - COLOR: EDJ WALL STREET FLOOR SCOUTS- 800-262-4957 -OR- 314-997-3436
UPHOLSTERY	U1-GREEN
VCT	ARMSTRONG STANDARD EXCELON COMMERCIAL/IMPERIAL 12"x12" VINYL COMPOSITION TILE 4" COVE T1-#51911 CLASSIC WHITE
UPHOLSTERY	4" VINYL COVE BASE ROPPE B1-#576 PEWTER, 4" COVE

**Edward Jones**

**BRANCH FACILITIES**

BRANCH OFFICE 13810

509 Broadway  
Suite  
S. Fulton, TN 38257  
LEASE SQ. FT. 967 s.f.

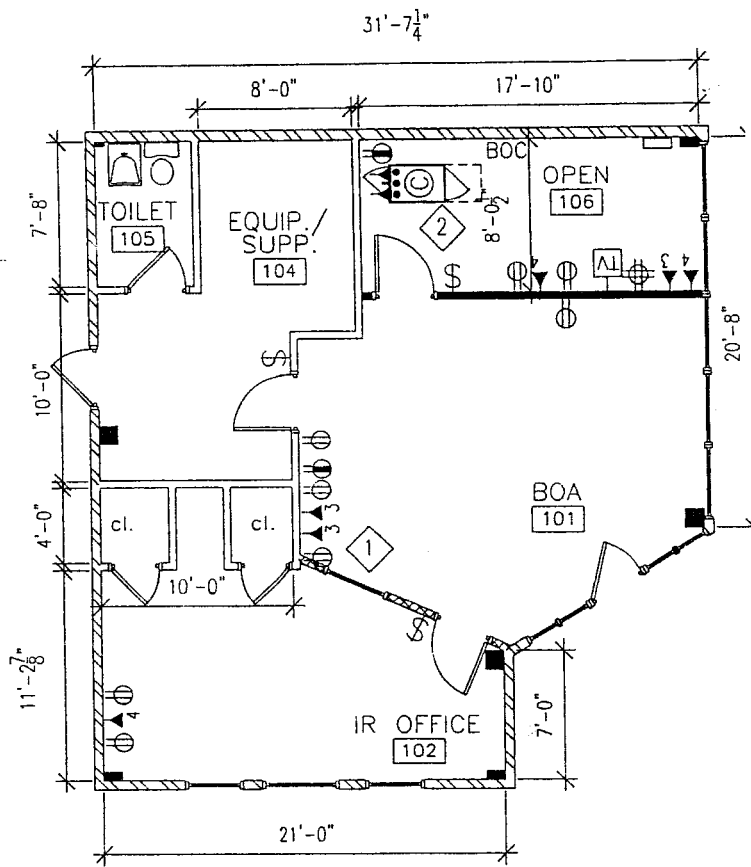
ISSUES/ REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: EFO  
800-432-8146

EXHIBIT A  
SHEET 2 of 2

DATE: 1/6/03



- LEGEND:
- DEMO PARTITION
  - EXIST. PARTITION
  - - - EXIST. DEMISING PARTITION
  - NEW PARTITION
  - - - NEW PARTITION/ INSUL.
  - - - NEW DEMISING PARTITION
  - ↗ EXISTING DOOR
  - ↘ NEW DOOR
  - ⊕ DUPLEX RECEPTACLE
  - ⊕ QUADRAPLEX RECEPTACLE
  - ⊕ DEDICATED DUPLEX RECEPTACLE W/ ISOLATED GROUND TO BE MARKED WITH "D" & ORANGE
  - TV TV/VCR LOCATION
  - ▲ PHONE/DATA # DEPICTS PORTS ON FACE PLATE
  - ⌘ SWITCH
  - EP ELECTRICAL PANEL
  - ⊕ THERMOSTAT LOCATION
  - ⊕ (WH) HOT WATER HEATER

NOTES:

- ELECTRICAL DEVICES HAVE NOT BEEN FIELD VERIFIED; RECEPTACLES AND SWITCHES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE NEW ELECTRICAL DEVICES AS INDICATED ON PLAN IF AN EXISTING DEVICE IS NOT WITHIN 36" OF DEVICE INDICATED.
- DO NOT REMOVE DEVICES THAT ARE EXISTING IN REMAINING WALLS, UNLESS NOTED
- A SWITCH SHALL OCCUR @ EACH EGRESS DOOR; AND SHALL BE 3-WAY IF APPLICABLE FOR MULTIPLE ENTRANCES.
- NEW PARTITION CONSTRUCTION SHALL MATCH EXISTING BUILDING STANDARDS; CONTRACTOR TO COORDINATE SIZES OF MATERIALS USED.

- 1 FIXED GLASS WINDOW: 30"H X 42"W; WOOD FRAMING, WOOD BULLNOSE EDGED SILL @42" AFF.
- 2 PHONE COMPANY SERVICE TO BE LOCATED WITHIN 1'-0" OF BOC

PARTITION PLAN  
1/8" = 1'-0"



# Edward Jones

BRANCH FACILITIES  
12555 MANCHESTER ROAD  
ST. LOUIS, MISSOURI 63131  
PHONE: 1-800-824-6525  
FAX: (314) 515-2889

BRANCH OFFICE 13810  
509 Broadway  
Suite  
S. Fulton, TN 38257  
LEASE SQ. FT. 967 s.f.

ISSUES/ REVISIONS		
NO.	DATE	DESCRIPTION

1. CONTRACTOR to field verify all existing conditions, notify designer of any discrepancies.
2. All changes and revisions must be directed and approved by Edward Jones Branch Facilities.
3. Landlord/Contractor to provide for separate HVAC controls for Edward Jones space. If additional units are required to accomplish separate controls, contact Leasing Coordinator.

DRAWN BY: EFO  
800-432-8146  
DATE: 1/6/03

EXHIBIT A  
SHEET 1 of 2

## EXHIBIT B

### EDWARD JONES BRANCH OFFICE SPECIFICATIONS

ACCURATE FIELD MEASUREMENTS SHOULD BE TAKEN BEFORE ANY CONSTRUCTION BEGINS! DISCREPANCIES OR CHANGES SHOULD BE REPORTED TO EDWARD JONES IMMEDIATELY! OFFICE DESIGN: 1-800-432-8146 OFFICE LEASING: 1-800-824-6525

#### GENERAL NOTES

- a) The following information is provided as a general guide. In all cases, it is preferred that the building standard be used; otherwise, use the information provided below. It is the intent that these modifications/additions/improvements will be performed on an "as needed" basis, at the reasonable discretion of Edward Jones (Tenant). All finish work is only to be done in the rooms listed on the Finish Schedule of space plan, i.e. paint, carpet.
- b) Furniture, equipment, phone jacks, and data wiring to be provided by the tenant. However, Contractor to install a pull string/box/mud ring or 1 ½ inch conduit at all low voltage communication connections.
- c) The furniture/equipment plan provided is NOT an official construction document.
- d) All work should be performed per local, state, and national codes. All construction will be completed so that an occupancy permit will be granted prior to lease commencement.
- e) Edward Jones has an established relationship with national vendors for flooring, paint, and low voltage wiring.

#### INTERIOR CONSTRUCTION SPECIFICATIONS

##### 1. DEMOLITION

- a) Demolish and remove from the site all debris from the areas as shown on the space plan. Leave space free of all construction debris.
- b) Remove existing finishes only in areas that are to receive new finishes per the finish schedule shown on Exhibit A.
- c) Leave and/or prepare floor to accept new glue down flooring. Surfaces that are to accept new flooring should be free of all debris and cementitious or resinous deposits. Fill all floor cuts remaining from any plumbing or other termination with concrete.

##### 2. DOORS

- a) Re-use existing doors when possible. Any existing doors being re-used shall be touched up and re-varnished or re-painted as appropriate.
- b) New interior door(s) to be no less than three (3) feet wide. They are to be solid core wood veneer. All new interior door(s) should match existing style. Birch is preferred in the event there is no existing standard.
- c) All door(s) to exterior or common spaces must have closers and deadbolts, with thumb-turn on occupied side.
- d) Door(s) and other woodwork should be stained or painted to match existing building standard. If NO standard is established, use Sherwin Williams Stain: SW3110, sanding sealer, and clear polyurethane finish. Finished door will be free from uneven color, drips or runs. All door edges, including top and bottom, should be finished.
- e) Suite entry door(s) shall have existing operable or receive new closer(s).
- f) All door(s) to have wall or floor mounted stops, consistent with the rest of the space.
- g) Provide new passage hardware for new door(s) to match existing. In the event that the owner has established no standard finish, bright brass is preferred.
- h) Provide hollow metal frames if no other standard is established.

##### 3. NEW WALL

- a) All new interior hallways to be no less than 44 inches wide, unless otherwise required by code or noted on drawing.
- b) All new walls will be constructed of metal studs (wood studs are acceptable if approved by local codes) and drywall.
- c) A minimum of 3" sound batt insulation shall be installed as indicated on Exhibit A between studs and above ceiling where the wall and ceiling meet.
- d) All walls shall be taped and smooth, ready for paint.

- e) All existing walls in areas that are to be finished are to be patched and primed to prepare for paint.
- f) Verify condition of demising walls for:
  - 1. Completion to deck above.
  - 2. Existence of sound insulation.

#### 4. PAINT

- a) All exposed surfaces in areas indicated on Finish Schedule shall be painted with Sherwin Williams paint. Please see attached floor plan, Finish Schedule, for specification and color. Colors may include several, **but not all**, of the following:

**Primer:** ICI 1000 Dulux Professional Interior Primer

**Drywall** (except ceilings and & accent walls): 2 finish coats over an existing finish or a primer.

- 1<sup>st</sup> & 2<sup>nd</sup> Coats: ICI 1201 Dulux Professional Velvet Matte Latex. Velvet Matte Finish (Semi-gloss should be used on metal frames and doors)
- Color:
  - 1.) Edward Jones Architectural Gray

**Accent walls:** ICI Primer: 1 coat 1020 Ultra-Hide All Purpose Primer-Sealer. Final coats: 2 coats 1201 Dulux Professional Velvet Matte Latex. Color: "Edward Jones Green" –indicated on floor plan by keyed note- . 2 finish coats over an existing finish or primer.

**Ceiling:** 1 finish coat over an existing finish or primer –

Primer: 1030 Ultra-Hide PVA Interior Primer/Sealer

Finish Coat: 2 coats 1210 Ultra-Hide Hinterior Latex Flat Finish. Color: Edward Jones Pure White

- b) Assume one trip for touch up paint after flooring installation and furniture delivery. Touch up paint should be left in the Tenant's storage area, clearly labeled.
- c) If there are any questions regarding paint colors, please contact Edward Jones branch design: 800-432-8146
- d) Exact specifications may be obtained from ICI Paints: 800-984-5444 or call John Corley at 314-621-7202.

#### 5. CARPET

- a) Flooring material and base should be included in your scope of work. Carpet should be Shaw/Stratton – 'Edward Jones'. Color as specified on finish schedule (Note: This is a private label, must order materials from Floor Scouts).
- b) VCT – 51911 Classic White Tile by Armstrong
- c) Base – use 4" Roppe Vinyl Base, color = 578 Pewter (Available from Floor Scouts).
- d) If these specifications do not match existing, please provide alternate costing to match existing.
- e) Contact for flooring material is Floor Scouts: 800-262-4957 Tricia Noell/Linda Barry.
- f) Contractors who have not previously done business with Floor Scouts will be required to set up an account and go through a credit check (please allow 1 week for credit check).
- g) Contractor must provide Floor Scouts with a materials takeoff (fax-314-997-3974). **Allow 2 to 3 weeks for delivery.**
- h) Installation method for carpet is direct glue.
- i) See manufacture's instructions for post-installation/cleaning instructions.

#### 6. HVAC

- a) HVAC system should be able to maintain 75 degree summer and 70 degree winter temperatures in accordance with the ASHRAE design standards applicable to this location. If necessary, a formal inspection to verify equipment condition can be done.
- b) System to be fully operational, in good condition and properly balanced upon completion of work. Please make sure the thermostat is located in an occupied area of the space.
- c) All diffusers, grilles, and thermostats shall be clean, in good condition and properly functioning. Location to be revised as necessary for new partition layout.
- d) If space is being subdivided, Edward Jones space to be separately controlled—sharing of thermostat with adjacent spaces is not acceptable.
- e) Edward Jones BOC (location noted on Exhibit A) requires ventilation. Acceptable methods are:
  - 1. Add a supply/return duct or grill to the room
  - 2. Undercut the door to the room 1"
  - 3. Or, add a louvered vent in door.

## 7. FIXED WINDOW (Only if shown on Exhibit A)

- a) New interior window between IR office and BOA area to be a fixed, 42" w x 30" h and 42" AFF (unless Exhibit A notes differently). Wood trim, bullnose edge preferred but not required.
- b) If metal frame is used, trim to be painted to match new wall color in which the window is placed
- c) If wood trim is used, match new doorframe color.
- d) Glass preferred to be clear, 1/4" tempered.

## 8. PLUMBING/RESTROOM

- a) Lavatory sink(s), if any, to have hot and cold-water service.
- b) Please adhere to any local, state, or national codes, which might require modification of existing restroom.
- c) Restroom fixtures to be in good condition (i.e. in good operation and free of stains or cracks). The restroom is to have a mirror, paper towel dispenser or towel rack, and toilet paper holder. Please verify that these items exist or provide cost of new accessories and installation of such.

## 9. CEILING

- a) Ceilings should be free from stains and dirt.
- b) Acoustical Ceilings-tiles should be free from chips and breaks. All tiles should be the same color and style. The grid should be even, free from holes (or filled), and should be clean. Tiles should be a standard commercial grade acoustical tile. Contiguous area must have matching tile.
- c) Installation of ceiling grid and component to comply with all local codes for renovation or new installations.
- d) Drywall Ceilings- Should be level, have an even texture, and should be painted white (See paint spec)

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## ELECTRICAL

### GENERAL

- a) Electrical to include all new outlets per Exhibit A, including dedicated isolated ground outlets.
- b) Existing outlets can be used to meet the requirements for general-purpose outlets. Electrical outlets to be installed where shown on the furniture plan at 18" above finished floor unless an existing device is already within 36" of the desired location.
- c) The computer equipment for this office is sensitive to high electromagnetic interference (EMI). We recommend that the ambient EMI in the office not exceed 2 Mg.
- d) Landlord responsible for setting up utilities or providing temporary electrical in space that is new construction or space that is being subdivided. Electrical contractor to verify existing electrical panel will accommodate Jones requirements.
- e) **Electrician should install a pull string/box/mud ring or 1 1/2 inch conduit at all low voltage communication connections.**

### 1. DEDICATED OUTETS

A dedicated outlet is wired directly to the main power distribution panel through a designated (dedicated) circuit breaker. An isolated ground is a ground wire connected at only one common point in the electrical breaker panel. The dedicated outlets are color coded to distinguish them from general-purpose outlets. Only the laser printer and PES/DIU (BOC should be plugged into them). The technical information for these outlets is as follows:

- a) Required for only the Laser Printer and BOC (Shown on Exhibit A with center of outlet darkened)
- b) Standard 3-prong, 120 volt, 20 amp, dedicated isolated ground circuit
- c) Duplex, **orange or at a minimum marked with a "D"**, color coded receptacle (NEMA type 5-15 R/IG outlet, GE5362-IG or equivalent)
- d) All grounds must have same ground potential.

### 2. GENERAL PURPOSE OUTLETS (Should be placed as shown on drawing)

- a.) One (1) quad outlet at TV/VCR location.
- b.) At terminals and other office equipment as shown on the plan
- c.) They should be 120 standard 3-prong outlets that meet state and local requirements (NEMA type 5-15R). The grounding conductors for the building's circuits should be referenced to the point of

“zero current” within the electrical supply system, which is where the neutral and ground for the system are tied together.

### **3. LIGHTING**

- a.) Should be even and have a minimum of 60-foot candles at desktop height. All lighting should be fully operational and in good condition.
- b.) Please verify that all lenses and lamps are consistent in color. Lenses to be free of stains.
- c.) A switch should occur at each egress door, and shall be 3-way if applicable.
- d.) Please verify emergency/exit lighting meets code requirements. If not, please provide cost of new equipment and installation of such to meet code.