

HILCO ENTERPRISES, INC.

2580 State Hwy 165
Branson, Mo. 65616
Phone 417-334-4189
Fax 417-336-6502

LEASE AMENDMENT

Hilco Enterprises, Inc. the "Lessor", comes now the 16th day of June 2006 does hereby advise it's Lessee, Tri-States Utility, Inc. that the current rental rate for the property located at 2580 State Hwy 165, Branson, Missouri 65616 will be increased from \$6,000.00 monthly to \$8,000.00 monthly effective January 1, 2007. This lease will be adjusted for increases, not less than 5% or will be based on the inflation rate which ever is more each year.

This lease shall be in force until the year 2027, whether Tri-States Utility occupies this building during the term of the lease or not. Should Tri-States Utility, Inc. undergo new ownership, management or name change this lease shall remain in force.

All other terms and conditions of the original lease as was entered into will remain in effect until proper notification is made.

The signatories below warrant that they are duly authorized to enter into and agree to this lease amendment as does representing the original parties hereto.

BY Tri States Utility, Inc.
Lessor

BY Hilco Enterprises, Inc.
Lessee

BY Harold Epps June 16, 2006
President

BY Harold Epps June 16 2006
President

TRANSMISSION REPORT

P. 1

(TUE) JAN 2 2007 14:18
TRI-STATES UTILITY

ACCOUNT NAME :
DESTINATION : 14178834887
DEST. NUMBER : 14178834887

DOCUMENT# : 6854798-131
TIME STORED : JAN 2 14:17
TIME SENT : JAN 2 14:17
DURATION : 54sec
MODE : ECM

F-CODE :

PAGES : 8 sheets
RESULT : OK

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Tri-State Utility, Inc

2580 State Highway 165, Branson, Missouri 65616

Phone 417-334-4189, Fax 417-336-6502

FAX COVER TRANSMITTAL

TO: Mc Cullough & Officer FROM: Sharon Lopp

ATTN: Jerry Mac DATE: 1-2-07

RE: Lease agreement we talked about

TOTAL PAGES W/ COVER: 9

☐ Urgent ☐ Reply ☒ Please Comment ☐ Please Review ☐ Information Only

COMMENTS:

FYI - any changes?

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Phone 417-334-4189
Fax 417-336-6502

Lease Amendment

Hilco Enterprises, Inc. the "Lessor", comes now this 16th day of June, 2003 does hereby advise it "Lessee", Tri-State Utility, Inc that the current rental rate for the property located at:

2580 State Highway 165, Branson, MO 65616

Will be increased from \$5000.00 to \$6000.00 monthly effective July of 2003.

All other terms and conditions of the original lease as was entered into will remain in effect until proper notification is made.

The signatories below warrant that they are duly authorised to enter into and agree to this lease amendment as does representing the original parties hereto.

BY Hilco Enterprises Inc
Lessor

BY Tri-States Utility Inc
Lessee

BY Sharon Epps

BY Sharon Epps

Phone 417-334-4189
Fax 417-336-6502

Lease Amendment

Hilco Enterprises, Inc. the "Lessor", comes now this 4th day of June, 2003 does hereby advise it "Lessee", Tri-State Utility, Inc that the current rental rate for the property located at :

2580 State Highway 165, Branson, MO 65616

Will be increased from \$4000.00 to \$5000.00 monthly effective June of 2003.

All other terms and conditions of the original lease as was entered into will remain in effect until proper notification is made.

The signatories below warrant that they are duly authorised to enter into and agree to this lease amendment as does representing the original parties hereto.

BY *Hilco Enterprises Inc*
Lessor

BY *Tri States Utility*
Lessee

BY *Sharan Epps*

BY *Sharan Epps*

THIS LEASE is made and entered into this 1st day of January 1, 1995 by and between Hilco Enterprises, Inc. referred to as "LESSOR" and Tri States Utilities, Inc., herein referred to as "LESSEE".

DESCRIPTION OF PREMISES

LESSOR does hereby lease to LESSEE and LESSEE does hereby take from LESSOR certain premises consisting of the complete location known as 2580 State Highway 165.

USE OF PREMISES

It is agreed that the leased premises shall be used by the LESSEE for General Office and for no other purposes, subject to all local, state and federal laws and regulations regarding the use of the premises.

PARKING AND DRIVES

The Lessee, its employees, and invites shall have the non-exclusive right to use the common driveways and parking lots. The use of such driveways and parking facilities are subject to reasonable rules and regulations as the LESSOR may impose. The LESSEE further agrees not to use, or permit the use by its employees, the parking areas for the overnight storage of automobiles or other vehicles without the written permission of the LESSOR.

BASE RENT

LESSEE shall pay to the LESSOR in advance, the annual rent in monthly installments on or before the first day of each month as shown.

ANNUAL RENT \$36,000.00 MONTHLY INSTALLMENTS \$3,000.00

SERVICE AND UTILITIES

LESSEE agrees to be responsible for all utilities and services that are required for the maintaining and the operating of the LESSEES business.

INSURANCE

LESSEE shall maintain in full force and effect during the term hereof, a policy of public liability, a policy for property damage with a combined single limit for bodily injury, a policy for fire and extended coverage on the building and contents.

MAINTENANCE

LESSEE agrees to keep the leased premises in a clean orderly and sanitary condition and will neither permit nor permit to be done therein anything which is in violation of insurance policies or that is contrary to law. The LESSEE will neither commit nor waste to the building or to the leased premises.

APPEARANCE AND ACCESS

LESSEE agrees to keep the grounds, building, leased premises and common areas in a condition of good repair and appearance.

The signatories below warrant that they are duly authorized to enter into this Lease representing the parties hereto. IN WITNESS THEREOF, the parties hereto have caused this Lease to be executed the day and year first above written.

BY *DeLo Enterprises, Inc.*
LESSOR

BY *Tri States Utilities, Inc.*
LESSEE

BY *Sharon Epps, Secretary*

BY *Sharon Epps, Secretary*

LEASE

THIS LEASE is made and entered into this 1st day of January 1, 1994 by and between Hilco Enterprises, Inc. referred to as "LESSOR" and Tri States Utilities, Inc., herein referred to as "LESSEE".

DESCRIPTION OF PREMISES

LESSOR does hereby lease to LESSEE and LESSEE does hereby take from LESSOR certain premises consisting of the complete location known as 2580 State Highway 165.

USE OF PREMISES

It is agreed that the leased premises shall be used by the LESSEE for General Office and for no other purposes, subject to all local, state and federal laws and regulations regarding the use of the premises.

PARKING AND DRIVES

The Lessee, its employees, and invites shall have the non-exclusive right to use the common driveways and parking lots. The use of such driveways and parking facilities are subject to reasonable rules and regulations as the LESSOR may impose. The LESSEE further agrees not to use, or permit the use by its employees, the parking areas for the overnight storage of automobiles or other vehicles without the written permission of the LESSOR.

BASE RENT

LESSEE shall pay to the LESSOR in advance, the annual rent in monthly installments on or before the first day of each month as shown.

ANNUAL RENT \$36,000.00 MONTHLY INSTALLMENTS \$3,000.00

SERVICE AND UTILITIES

LESSEE agrees to be responsible for all utilities and services that are required for the maintaining and the operating of the LESSEES business.

INSURANCE

LESSEE shall maintain in full force and effect during the term hereof, a policy of public liability, a policy for property damage with a combined single limit for bodily injury, a policy for fire and extended coverage on the building and contents.