

Lease Amendment #2

This Agreement, dated February 28, 2012, by and between The Lakewood Group, (hereinafter referred to as "Landlord") and H&R Block Enterprises, LLC, a Missouri limited liability company, (hereinafter referred to as "Tenant"),

WITNESSETH

WHEREAS, Landlord and Tenant entered into that certain Lease dated November 14, 2002, which was subsequently modified and amended by Lease Amendment #1 dated March 30, 2009, which is currently scheduled to expire April 30, 2012 (collectively hereinafter referred to as the "Lease"), for certain real property containing approximately 945 square feet located at 7318 Crater Lake Highway, White City, OR 97503 (hereinafter referred to as the "Premises") which is located in Lakewood Center Shopping Center (hereinafter referred to as the "Shopping Center"),

WHEREAS, Landlord and Tenant desire to amend the Lease;
NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:
That the Lease is amended effective upon full execution of this Agreement as follows:

1. Term:
The term of the Lease is hereby extended an additional three (3) year(s) commencing on May 1, 2012 and expiring on April 30, 2015 ("Expiration Date").
2. Base Rent:

May 1, 2012 – April 30, 2013 (Seven Hundred Fifty Two and 27/100 Dollars)	\$752.27 per month
May 1, 2013 – April 30, 2014 (Seven Hundred Seventy One and 07/100 Dollars)	\$771.07 per month
May 1, 2014 – April 30, 2015 (Seven Hundred Ninety and 35/100 Dollars)	\$790.35 per month
3. Option to Renew:
Provided that Tenant is not currently in default of this Lease, Tenant is hereby granted one (1) option to renew the Lease for one (1) additional period(s) of three (3) year(s). Except for the Base Rent, which shall be according to the schedule below, the extended term shall be on the same terms and conditions as provided in the Lease. This option shall be exercised by giving written notice to Landlord not less than thirty (30) days prior to the Expiration Date.

May 1, 2015 – April 30, 2018 (Eight Hundred Sixty One and 48/100 Dollars)	\$861.48 per month
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4. Rent Payments:
Rent shall be payable to: The Lakewood Group
 718 Black Oak Drive, Suite A
 c/o Commercial Property Management
 Medford, OR 97504

Payee's Taxpayer Identification Number (TIN): 93 - 1157451
5. Hours of Operation:
Notwithstanding anything contained to the contrary in the Lease, Tenant shall operate its business in the Premises at least at such hours and on such days and in such months as are standard for H&R Block offices. However, if Tenant is unable to comply with the provisions of this Section by reason of shortage of materials, strikes, act of God, destruction of the Premises by fire, or any other reason or cause beyond Tenant's control, Tenant shall not be deemed to be in default under this Lease. Tenant shall be allowed access to the Premises twenty-four (24) hours each day.



6. Notices:
Notwithstanding anything contained to the contrary in the Lease, all notices from Landlord to Tenant must be sent to the following address to be deemed sufficiently given:

Cassidy Turley
721 Emerson Road, Suite 300
St. Louis, MO 63141
Attn: H&R Block FRE # 36239

7. "For Rent" and "For Lease" Signs:
Notwithstanding anything contained to the contrary in the Lease, Landlord shall not place a "For Rent", "For Lease" or similar sign on the Premises prior to fifteen (15) days before the Expiration Date of this Lease.

All other terms, covenants and conditions of the Lease shall remain in full force and effect. In the event of any conflicts between the terms and conditions of the Lease and the terms and conditions of this Agreement, the terms and conditions of this Agreement shall prevail.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Agreement to be fully executed as of the date last written below.

LANDLORD:

The Lakewood Group

as agent for owner

By: *Jayme Palodichuk*

Printed Name: Jayme Palodichuk

Title: DIVISION Manager

Date: 3/10/12

TENANT:

H&R Block Enterprises, LLC, a Missouri limited liability company

By: Cassidy Turley Midwest Inc. d/b/a Cassidy Turley

By: *Sam Marshall*

Printed Name: Sam Marshall

Title: Associate Vice President

Date: 3/2/12