

Lease Amendment #3

This Agreement, dated March 9, 2015, by and between DSR Properties (Lakewood) LLC, PO Box 430, Medford, OR 97501-0029, serving as successor-in-interest to 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 has subsequently been modified and amended from time to time, which is currently scheduled to expire April 30, 2015 (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) years commencing on May 1, 2015 and expiring on April 30, 2018 ("Expiration Date").

2. Base Rent:

May 1, 2015 – April 30, 2016 (Eight Hundred Fourteen and 06/100 Dollars)	\$814.06 per month
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May 1, 2016 – April 30, 2017 (Eight Hundred Thirty Eight and 48/100 Dollars)	\$838.48 per month
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May 1, 2017 – April 30, 2018 (Eight Hundred Sixty Three and 63/100 Dollars)	\$863.63 per month
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3. Rent Payments:

Under Section 6109 of the Internal Revenue Code, Landlord is required to provide Tenant with the correct Taxpayer Identification Number (TIN) in order for Tenant to file information returns to the IRS to report income paid to Landlord. Said W-9 form is included and Landlord shall return the form filled out upon Lease execution.

Rent shall be payable to: DSR PROPERTIES LAKEWOOD LLC
C/O CPM REAL ESTATE SERVICES, INC.
718 BLACK OAK DRIVE
MEDFORD, OR 97504

Payee's Taxpayer Identification Number (TIN): 453417029

4. 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

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.

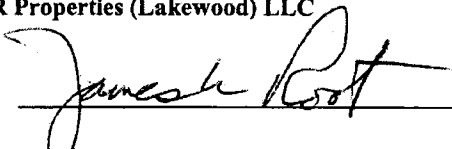
LANDLORD:
DSR Properties (Lakewood) LLC

By: _____

Printed Name: _____

Title: _____

Date: _____



James M. Root
Manager
3/10/15

TENANT:

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

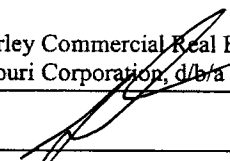
By: Cassidy Turley Commercial Real Estate Services, Inc., a Missouri Corporation, d/b/a DTZ

By: _____

Printed Name: John Anderson

Title: Senior Manager

Date: _____



John Anderson
Senior Manager
3/11/2015