

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-05B-18581**

ADDRESS OF PREMISES

1734 Corporate Crossing, Suite 2
O'Fallon, IL 62269-3745

THIS AGREEMENT, made and entered into this date by and between

whose address is: Four Williamsburg Center Land Trust
PO Box 787
1722 Corporate Crossing, Suite 2
O'Fallon, IL 62269-3734

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 24, 2012 as follows:

1. The Lease is amended effective the date above written to state the space has been measured in accordance with Section 3.04 of the Lease, as amended, and
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 24, 2012 through and including September 23, 2022, subject to termination upon ninety (90) days notice in accordance with Section 2.03 C. of the Lease, and
3. The annual rent shall be fixed at \$114,377.13 per year, payable monthly in arrears at the rate of \$9,531.42 per month for months 1-60, and \$107,156.70 per year, payable monthly in arrears at the rate of \$8,929.73 per month for months 61-120, subject to adjustment for the Commission Credit, if applicable, and

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IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: LeAnn Ozier
Name: LeAnn Ozier
Title: Trustee
Entity Name: Four Williamsburg Center Land Trust
Date: 9/24/12

FOR THE GOVERNMENT:

Signature: Mark A. Montgomery
Name: Mark A. Montgomery
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: September 27, 2012

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: Dennis Miller
Title: _____
Date: 24 Sept 2012

4. According to Paragraph 3.05 of the Lease, the Lessor has agreed to pay the GSA Broker in accordance with the Commission Agreement. The Lessor and Government Broker Representative have agreed to a cooperating lease commission of [REDACTED] of the aggregate lease value for the initial term of the lease, or [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. The Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Commission paid to the Broker is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker. The Lessor paid [REDACTED] at lease award; the remaining [REDACTED] will be due upon acceptance of this SLA.

Notwithstanding Paragraph 3 of the Lease, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and will continue in equal amounts until the commission credit has been accounted for.

The monthly rent adjusted for the commission credit is as follows:

Rent Period	Scheduled Total Monthly Rent	Scheduled Monthly Shell Rent	Commission Credit	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1	\$9,531.42	\$5,105.67	[REDACTED]	[REDACTED]	[REDACTED]
Month 2	\$9,531.42	\$5,105.67	[REDACTED]	\$0.00	[REDACTED]

All other terms and conditions of the lease shall remain in force and effect.

Lessor Lo 9/24/12 (initials & date)
Government [Signature] 9/27/12 (initials & date)