

GENERAL SERVICES ADMINISTRATION

LEASE
AMENDMENT
NO. 1

DATE

9/5/12

LEASE AMENDMENT

TO LEASE NO. GS-05B-18839

ADDRESS OF PREMISES: 2700 International Drive, West Chicago, IL 60185

THIS AGREEMENT, made and entered into this date by and between DuPage Airport Authority

whose address is: 2700 International Drive
West Chicago, IL 60185

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

WHEREAS, the parties hereto desire to amend the above Lease to prepared to establish the Commencement Date of the Lease and to provide the amounts for the Broker Commission and Commission Credit.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government, as follows:

1. The Commencement Date is July 1, 2012.
2. BROKER COMMISSION AND COMMISSION CREDIT (AUG 2011)

A. UGL Services – Equis Operations ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to UGL Services – Equis Operations with the remaining [REDACTED], which is the "commission credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this commission credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this commission credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$3,401.00 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$3,401.00 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

All other terms and conditions shall remain in force and effect

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: DuPage Airport Authority

BY

(Signature)

DAVID BIRD

EXECUTIVE DIRECTOR, DuPAGE AIRPORT
AUTHORITY
(Owner)

IN THE PRESENCE OF

(Signature)

MARK DOLES

DR. OTS PLANNING, DuPAGE AIRPORT
AUTHORITY
(Owner)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY

(Signature)

John Boguslawski, Contracting Officer