

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-05B-18172
ADDRESS OF PREMISES 8223 Express Drive Marion IL 62959-5874	PDN Number: N/A

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

Michael W. Troop

whose address is: [REDACTED]

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

WHEREAS, the parties hereto desire to amend the above Lease dated May 16, 2013.

- 1.) establish the Commencement Date of the lease rental payments; and
- 3.) establish the square footages of the leased space; and
- 4.) provide the annual rental amounts; and
- 5.) establish the Governments percentage of occupancy; and
- 6.) establish the reduction amount for vacant space; and
- 7.) restate the commission credit, TIN number and DUNS number and
- 8.) restate the Tenant Improvement Allowance (TIA) amortized into the rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 16, 2013 as follows:

- 1.) The effective date for the start of lease rental payments shall be May 16, 2013.
- 2.) The total term of the lease agreement is ten (10) years with a five (5) year firm. The effective (commencement) date of the rental shall begin on May 16, 2013 and shall expire on May 15, 2023.

This Lease Amendment contains 3 pages and Exhibit "A" (Marion-Davis-Bacon Prevailing wages)

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [REDACTED]
Name: [REDACTED]
Title: owner
Entity Name: _____
Date: 6-17-13.

[REDACTED]
Date: 6/20/2013

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: _____
Date: 6/19/2013

3.) The office space square footage shall be 8,000 rentable square feet yielding 7,599 ANSIBOMA Office Area (ABOA) and 56 surface parking spaces.

4.) The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Year	Shell	Base Cost of Services	Tenant Improvement Allowance Amortized/RSF	Total Annual Rent	Total Monthly Rent
1-5	\$100,000.16	\$47,100.00	\$71,477.52	\$218,577.68	\$18,214.81
6-10	\$105,200.00	\$47,100.00	0	\$152,300.00	\$12,691.67

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:



5.) According to the Lease SF2 Paragraph 10, the Government occupies 100% of the total building.

6.) If the Government fails to occupy or vacates the entire or any portion of the leased premises prior to expiration of the term of the lease, the operating costs paid by the Government as part of the rent shall be reduced by **\$1.50** per ABOA SF of space vacated by the Government.

7.) In accordance with SFO paragraph 2.4, *Broker Commission and Commission Credit*, CB Richard Ellis, Inc. ("CBRE") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CBRE have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.4, only [REDACTED], which is [REDACTED] of the Commission, will be payable to CBRE when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing 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 continue until the credit has been fully recaptured.

First month's rental payment of **\$18,214.81** minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Second month's rental payment of \$18,214.81 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted second month's rent).

Third month's rental payment of \$18,214.81 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted Third month's rent).

Fourth month's rental payment of \$18,214.81 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted Fourth month's rent).

INITIALS: Mo & [Signature]
 LESSOR & GOVT

8.) Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of the Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

9.) TIN number: [REDACTED], DUNS number: **143 626 435**.

10.) Lease SF2 Paragraph 7 is deleted in its entirety and replaced with the following Lease SF2 Paragraph 7:

"7. Rent includes a Tenant Improvement Allowance of \$302,612.44 to be amortized through the rent over the firm term of the Lease Sixty (60 Months) at the rate of 6.75%. In accordance to Lease Paragraph 3.3, *Tenant Improvement Rental Adjustment*, the actual cost of tenant improvements shall be reconciled and the rent adjusted accordingly."

Attachments;

Exhibit "A" Marion-Davis-Bacon Prevailing wages

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INITIALS:  & 
LESSOR GOVT