

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-05B-18361
ADDRESS OF PREMISES 11006 Airport Trail, Suite B, Litchfield, IL 62056-4450	PDN Number:PS #0025238

**THIS AMENDMENT** is made and entered into between:

whose address is: **DIO ARIA PROPERTIES, LLC**  
**290 Maple Street**  
**Riverton, IL 62561-6076**

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 amend the above Lease to establish beneficial occupancy, establish the final rental rate, reconcile the Tenant Improvement budget, and to amend the Commission and Commission Credit amounts in the Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective **July 1, 2013** as follows:

**SF2 PARAGRAPH 2 IS HEREBY DELETED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING:**


"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, five (5) years firm, to commence upon **July 1, 2013** through **June 30, 2023**, subject to any renewal rights as may be hereinafter set forth.

The Government may terminate this Lease on **June 30, 1, 2018** or at anytime after **June 30, 2018** by issuing a **120** day written notice. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing on the day after the date of mailing."

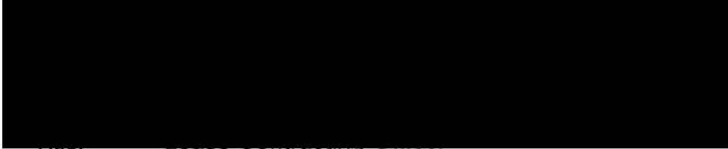
This Lease Amendment contains 2 pages.

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:   
 Name: Jesse Maats  
 Title: Owner  
 Entity Name: Dio Aria Properties LLC  
 Date: 8/7/13

**FOR THE GOVERNMENT:**

  
 GSA, Public Buildings Service,  
 Date: 8/8/2013

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: \_\_\_\_\_  
 Title: Agent  
 Date: 8/7/13

**SFO PARAGRAPH 3 IS HEREBY DELETED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING:**

"3. The Government shall pay the Lessor and annual rent of **\$71,949.12** at a rate of **\$5,995.76** per month in arrears for Years 1-5; **\$47,313.48** per annum at the rate of **\$3,942.79** per month in arrears for Years 6-10.

CPI and tax escalations continue throughout the term of the lease.

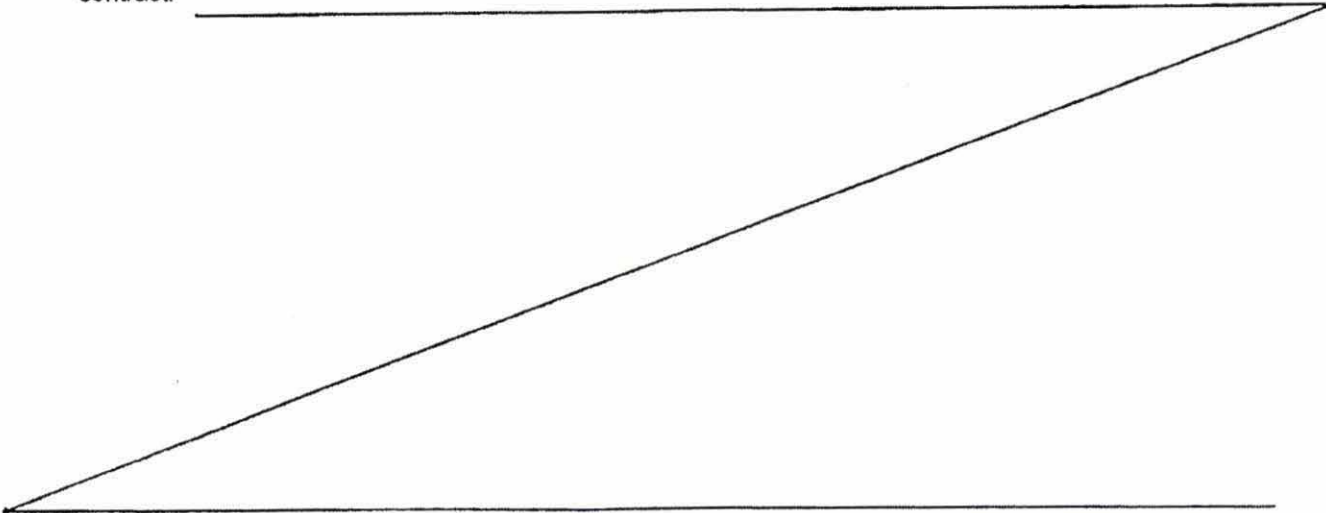
Rents shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

**DIO ARIA PROPERTIES, LLC  
290 Maple Street  
Riverton, IL 62561-6076."**

**SFO PARAGRAPH 15 IS HEREBY DELETED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING:**

"15. The tenant build out will conform to the specification in the Lease and all attachments, and are to be provided by the Lessor as part of the total rental payment. In accordance with Paragraph 3.2 of the SFO, the Lessor agrees to provide up to **\$134,530.54** towards the cost of Tenant Improvements. Pursuant to Lease Amendment No. 1, the Lessor and the Government agree to amortize the additional monies exceeding the **\$134,530.54**, this amount is **\$15,469.46** which will be paid lumpsum to the Lessor.

Lessor shall submit a proper invoice including Pegasus Document Number ("PS#") directly to GSA Greater Southwest Finance Center (7BCp) P.O. Box 17181, Fort Worth, Texas 76102 or to the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov) in the amount of **\$15,469.46** for alterations work completed and all costs associated with said alterations. The Lessor and the Government hereby agree that the total amount of the alterations/construction costs for the above referenced work is **\$15,469.46** which will be paid by the Government via a lumpsum payment. The Lessor's invoice must be on letterhead of the Lessor, showing the exact address as indicated on the lease contract."



INITIALS: DA LESSOR & Govt GOVT