

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-05B-18714
ADDRESS OF PREMISES 3130 Chatham Road, Suite B Springfield, IL 62704-5379	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Chatham Road, LLC**

whose address is:

900 Christopher Lane, Suite 2
Springfield, Illinois 62712-8707

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

WHEREAS, the parties hereto desire to amend the above Lease issued to correct commission credit to [REDACTED] per month for five (5) months and to confirm the 5 assigned surface parking shall be included in the rental rate.

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 9, 2013, as follows:

- Paragraph 1.02 Parking: Shall now read: **PARKING:** 5 parking spaces as depicted on the plan attached hereto as Exhibit C of which 5 shall be secured spaces reserved for the exclusive use of the Government, 0 shall be inside parking spaces, and 5 shall be surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by applicable code of the local government entity having jurisdiction over the Property.
- BROKER COMMISSION AND COMMISSION CREDIT**

Studley, Inc. ("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 Studley, Inc. 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

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: [REDACTED]

Signature: [REDACTED]
Name: Nick Gagnoni
Title: Managing Partner
Entity Name: Chatham Road LLC
Date: 9/3/13

FOR THE GOVERNMENT: [REDACTED]

Signature: [REDACTED]
Name: Michael...
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: SPCS 9/4/13

WITNESSED FOR THE LESSOR BY:

[REDACTED]

Signature: [REDACTED]
Name: Byron Deaner
Title: Agent for Owner
Date: 9/3/13

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.

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 \$5,024.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.
Month 2 Rental Payment \$5,024.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.
Month 3 Rental Payment \$5,024.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.
Month 4 Rental Payment \$5,024.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.
Month 5 Rental Payment \$5,024.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5th Month's Rent.

INITIALS: AK & AK
LESSOR GOV'T