GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT
LEASE AMENDMENT No.5
TO LEASE NO. GS-06P-41001

ADDRESS OF PREMISES
1910 E. KIMBERLY RD
DAVENPORT, IA
52807-2033

PON Number:
N/A

THIS AMENDMENT is made and entered into between

LINDUFF PROPERTIES L.C
whose address is: 1910 E. KIMBERLY RD.
DAVENPORT, IA 52808-2033
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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended as follows:

The purpose of this Lease Amendment is to establish lease commencement date.

A.) PAGE 1 PARAGRAPH 1 TITLED LEASE TERM IS HERBY DELETED AND REPLACED WITH THE FOLLOWING:

To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by the Lease and continuing for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, December 21, 2015, along with any applicable termination and renewal rights, shall be more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

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: [Redacted]
Title: [Redacted]
Entity Name: LINDUFF PROPERTIES L.C.
Date: 12/27/15

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: Lease Contracting Officer
Title: [Redacted]
Entity Name: GSA, Public Buildings Service
Date: 1/4/16

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: Broker
Date: 1/4/16

Lease Amendment Form 12/12
B.) \textbf{PARAGRAPH A 1.03 RENT AND OTHER CONSIDERATION (SEP 2013) IS HEREBY DELETED AND REPLACED WITH THE FOLLOWING:}

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

\begin{table}[h]
\centering
\begin{tabular}{|c|c|c|}
\hline
\textbf{TERM} & \textbf{FIRM TERM} & \textbf{NON-FIRM TERM} \\
\hline
12/21/2015 - 12/20/2020 & ANNUAL RENT & ANNUAL RENT \\
\hline
\textbf{SHELL RENT} & $20,240.03 & $21,505.05 \\
\hline
\textbf{TENANT IMPROVEMENTS RENT} & $11,787.83 & $0.00 \\
\hline
\textbf{OPERATING COSTS} & $0.00 & $0.00 \\
\hline
\textbf{TOTAL ANNUAL RENT} & $32,027.86 & $21,505.05 \\
\hline
\end{tabular}
\end{table}

\begin{enumerate}
\item[(1)] Shell rent calculation:
\begin{itemize}
\item (Firm Term) $13.722054 per RSF multiplied by 1,475 RSF
\item (Non-Firm Term) $14.579695 per RSF multiplied by 1,475 RSF
\end{itemize}
\item[(2)] The Tenant Improvement Allowance of $58,939.14 is amortized at a rate of 0.00 percent per annum over 5 years.
\item[(3)] Operating Costs rent calculation: $0.00 per RSF multiplied by 1,475 RSF
\end{enumerate}

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