

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

TO LEASE NO. GS-05P-LIL19250

ADDRESS OF PREMISES
Central Building
101 SW Adams St.
4th Floor
Peoria, IL 61602-1335

PDN Number: PS0031227

THIS AMENDMENT is made and entered into between Central Building LLC.

whose address is: Suite B
Peoria, IL 61602-1335

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

WHEREAS, the parties here to desire to amend the above Lease GS-05P-LIL19250.

Furthermore, Lease Amendment No. 5 is issued to establish:

(1) The effective date for the commencement of rent.
(2) The total lump sum payment.

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 May 29, 2015 as follows:

GSA FORM L201C – COVER PAGE, “LEASE TERM” SECTION IS DELETED IN ITS ENTIRETY 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 this Lease and continuing for a period of

10 years, 5 years firm

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: CENTRAL BUILDING LLC

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Entity Name: Central Building LLC
Date: 6/2/2015

FOR THE LEASER: UNITED STATES OF AMERICA

Signature: [Redacted]
Name: TINA SABRinen
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 6/1/2015

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: Accountant
Date: 6/2/2015
for the period beginning May 29, 2015 through May 28, 2025 subject to termination and renewal rights as may be hereinafter set forth. The firm term of the lease will extend until May 28, 2020.

**PURSUANT TO SECTION 1.09 PARAGRAPH C TENANT IMPROVEMENT RENTAL ADJUSTMENT. THE GOVERNMENT ELECTS TO PAY LUMP SUM FOR THE OVERAGE UPON SUBSTANTIAL COMPLETION IN ACCORDANCE WITH THE “ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY PARAGRAPH.”**

Should the General Services Administration (GSA) request changes, these changes must be documented, cost proposals received, and the change order must be approved in writing by the GSA Lease Contracting Officer before the change can be made, since additional funds may be required from GSA before proceeding. The Lessor will not get reimbursed for any change order not approved by the Lease Contracting Officer.

The Government accepts and agrees to pay the Lessor a total lump sum payment of $95,116.69 once the alterations are completed, inspected, and accepted by the Government’s Lease Contracting Officer or designated representative.

Please follow these instructions regarding the lump-sum payments:

1) Create and include a unique invoice number on the invoice submitted for payment.
2) Vendor’s name and address must match the payee on the Government lease document.
3) Please cite PS # - PS0031227 on your invoice and submit the invoice directly to the General Services Administration, Greater Southwest Finance Center with a copy to the Lease Contracting Officer and GSA Project Manager. Invoices submitted to Finance without the PS number are immediately returned to the vendor or Lessor.

Please submit the invoice electronically on the Finance Website at www.finance.gsa.gov. Vendors or Lessors who are unable to process the invoice electronically, may mail the invoice to the following address:

GSA, Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Fort Worth, TX 76102

This approval of total lump sum to Central Building LLC covering this Lease, change orders #1 through #3, have a total updated lump-sum payment of $95,116.69. Any additional expenditure must be approved by the Lease Contracting Officer in writing.

CENTRAL BUILDING LLC
DUNS# 187176636
TAX# END OF LEASE AMENDMENT GS-05P-LIL19250

INITIALS & GOVT

Lease Amendment Form 12/12