This Amendment is made and entered into between BLOOMINGSA Venture LLC
whose address is: 101 W 2nd Street
Suite 300 Davenport, IA 52801-1814
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 issue the Notice to Proceed to furnish and install Change Order #1.

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 upon execution by the Government, as follows:

1. This Lease Amendment represents your Notice to Proceed (NTP) with Change Order #1, attached as "Exhibit A", in the amount of $2,077.25. The Total Tenant Improvement cost approved to date is $2,044,545.49 (Phase 1 TI of $380,657.74, plus Phase 2 TI of $932,732.45, plus Phase 3 TI of $728,078.04, plus CO #1 of $2,077.25). Of the $2,044,545.49 Tenant improvement costs, only $1,743,715.74 are amortized into the rent for ten (10) years at the rate of 4.75% as described in the Lease. The remaining $300,829.75 shall be paid to Lessor upon completion as described herein.

2. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of $421,182.75 (TI of $300,829.75 and BSAC of $120,353.00), upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Lease Contracting Officer.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Lease Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

This Lease Amendment contains 4 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: [redacted]
Name: [redacted]
Title: [redacted]
Entity Name: BLOOMINGSA Venture LLC
Date: 3/15/15

FOR THE GOVERNMENT:

Signature: [redacted]
Name: [redacted]
Title: [redacted]
Entity Name: GSA, Public Buildings Service
Date: 4/2/2015

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]
Name: Karen M. Ried
Title: [redacted]
Date: March 31, 2015

Lease Amendment Form 12/12
A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Attn: GSA LEASE CONTRACTING OFFICER – CHRISTINE REYNOLDS  
327 S CHURCH ST  
ROCKFORD IL 61101-1316

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PON # PS0031035

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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