

OK 2029

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICE SUPPLEMENTAL LEASE AGREEMENT	Supplemental Lease Agreement No. 1	Date 12/23/10
	To Lease No.: GS-05B-18602	
ADDRESS OF PREMISES	132 South Water Street Decatur, IL 62523-1332	
THIS AGREEMENT, made and entered into this date by and between South Water Street of Decatur, LLC 202 South Franklin Street Decatur, IL 62523-1363		
hereinafter called the lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
Whereas, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease dated December 15, 2010 is amended, effective February 1, 2011, as follows: Supplemental Lease Agreement No. 1 is issued to confirm the start date of the lease, document the annual rent, document the commission credit, and document acceptance of lease terms.		
<p>1. Part I Paragraph 2. is deleted on Form 3626 page 1 of 3. Shall now read: Part I Paragraph 2. The Government of the United States of America is leasing 1,522 Rentable square feet (1,522 ANSI/BOMA office area square feet) of office space located at 132 S. Water Street, Decatur, IL 62523-1363 for Occupancy on February 1, 2011. The common area factor is established as 1.00. Rentable space must yield a minimum of 1,522 ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishings, and equipment.</p> <p>2. Part II A. Section 2 c. is deleted on Form 3626 page 3 of 3. Shall now read: Part II A. Section 2 c. 1,522 Rentable Square Feet (1,522 ANSI/BOMA office area square feet). The common area factor is established as 1.00.</p> <p>3. Part II B. TERM Paragraph 3. is deleted on Form 3626 page 3 of 3. Shall now read: Part II B. TERM Paragraph 3. To have and to hold, for the term commencing on February 1, 2011 continuing through January 31, 2021. The Government may terminate this lease in whole or in part any time on or after the sixtieth (60th) month of the lease, by giving at least 60 calendar days notice in writing to the lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.</p> <p>4. Part II C. RENTAL Paragraph 5. AMOUNT OF ANNUAL RENT will remain \$23,149.08 per annum, equivalent to \$1,929.09 per month beginning on February 1, 2011 through January 31, 2021.</p>		
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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: South Water Street of Decatur, LLC		
BY: _____ (Signature)	_____ Partner (Title)	
IN PRESENCE OF: _____ Cande Bustamante (Signature)	_____ 202 S. Franklin Decatur, IL 62523 (Address)	
UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION		
BY: _____ TINACHURCH (Signature)	_____ Contracting Officer (Official Title)	

5. As stated in Section 6 of GSA Form 3626, the Lessor shall provide paint and carpet for the space and include costs to move furniture during the process.
6. As stated in Section 1.6 *Broker Commission and Commission Credit (Nov 2006)* of the Supplemental Lease Requirements, the Following is the final commission and commission credit due to GSA added to paragraph 1.6. GSA shall receive a credit in the form of Shell rent totaling [REDACTED] for Commission credit of [REDACTED] of the total commission provided to the Broker of [REDACTED] in accordance with Attachment #1 to GS-05B-18602 paragraph 1.6 Broker Commission Credit. The total commission is [REDACTED] (Annual Rent of \$23,149.08 x 5 years firm term x [REDACTED] Commission Rate).

The commission credit shall be taken in the first two months of occupancy.

The total First Month's rent is \$1,929.09 minus the [REDACTED] commission credit which will result in an adjusted First Month's rental payment of [REDACTED].

The total Second Month's rent is \$1,929.09 minus the [REDACTED] commission credit which will result in an adjusted Second Month's rental payment of [REDACTED].

7. In accordance with Section 1.7 *Operating Costs (Aug 2008)* of the Supplemental Lease Requirements to GS-05B-18602, the lease is subject to operating expense escalations. The base cost of services is established at \$6,849.00 per year based on \$4.50/RSF and 1,522 RSF.
8. In accordance with Section 1.8 *Tax Adjustment (Aug 2008)* of the Supplemental Lease Requirements to GS-05B-18602, this lease is subject to annual tax adjustments. The Government percentage of occupancy is established as 1.24 percent based on 1,522 RSF and 123,241 total building square footage. The base year tax statement will be submitted within 60 calendar days from payment to establish the base year taxes.
9. Payee address confirmed from 3518 as:
South Water Street of Decatur, LLC
202 South Franklin Street
Decatur, IL 62523-1363

Lessor Tax ID number: [REDACTED]
DUNS Number: 796341068

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

END OF SLA NO. 1

LESSOR:  Government: 