



Supplemental Lease Agreement

Lease Number:	GS-05B-18641	Date:	6/6/11	SLA #2
3500 Wabash Avenue Springfield, Illinois, 62711				

THIS AGREEMENT, made and entered into this date by and between:
SIEGRIST FAMILY PARTNERSHIP

Whose address is: [REDACTED]

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

WHEREAS, the anticipated Tenant Improvements cost was for \$139,566.00, as reflected in paragraph 8 of the SF2; however, the actual Tenant Improvement cost has increased to \$141,494.00 to include shatter-resistant blast film on exterior windows, the remodeling of tenant's bathroom, and the elimination of new blinds installed;

WHEREAS, the Government paid \$1,640.00 of the \$141,494.00 Tenant Improvement cost; therefore the Tenant Improvement cost to be amortized in the rent is \$139,854.00 at a rate of 7% over the remaining term of the Lease;

WHEREAS, Operating Costs were included in the rent paid by the Government to the Lessor beginning April 1, 2011; but were also paid directly by the Government to the utility service provider for the period of April 1 – May 31, 2011;

WHEREAS, the parties have agreed that the \$13,116.00 payment made to the service provider by the Government shall be credited to the Government's June 2011 rent;

WHEREAS, the parties desire to amend the Lease to reflect the above stated changes effective as of June 1, 2011,

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

Paragraphs 3, 8 and 18 of the Lease are deleted in their entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent at the following rate:

Term Years	Rate per RSF	Annual Rent	Monthly Rent Payable in Arrears
June 1 –30, 2011	\$18.56	\$346,901.50	\$28,908.46
July 1, 2011 – Dec 31, 2011	\$22.77	\$425,597.50	\$35,466.46
Jan 1, 2012 – March 31, 2016	\$22.77	\$425,597.50	\$35,466.46
April 1, 2016 – March 31, 2021	\$20.94	\$391,431.40	\$32,619.29

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO GS-05B-18641. Rent for a lesser period shall be prorated. Rent shall be made payable to:

SIEGRIST FAMILY PARTNERSHIP
P.O. BOX 466
TAYLORVILLE, ILLINOIS 62568-1524

8. In reference to the SFO paragraph 3.3 entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$139,854.00 shall be included in the rental rate and shall be amortized for a period 58 months at 7%. The amortized tenant buildout costs are \$1.83/RSF. Tenant Improvements shall be completed within 120 days from the date the contracting officer issues the notice to proceed with the tenant improvements.

INITIALS: [Signature] & [Signature]
LESSOR & GOVERNMENT

18. The Gross Rental Rate in Section 3 above includes the following amounts per RSF:

Term Years	Shell Rent (Excluding Taxes)	Annual Tenant Improvements	Annual Operating Expenses	Annual RE Taxes
June 1-30, 2011	\$188,987.76	\$34,189.21	\$78,697.53	\$45,027.00
July 1, 2011-Dec 31, 2011	\$267,683.76	\$34,189.21	\$78,697.53	\$45,027.00
Jan 1, 2012-March 31, 2016	\$267,683.76	\$34,189.21	\$78,697.53	\$45,027.00
April 1, 2017-March 31, 2021	\$267,706.89	\$0	\$78,697.53	\$45,027.00

All other terms and conditions of the lease shall remain in force and effect. SLA No. 2 consists of two pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, Siegrist Family Partnership

By J. M. Siegrist
(Signature)

Managing Partner
(Title)

In Presence of [Signature]
(Signature)

[Redacted Address]
(Address)

United States Of America, General Services Administration, Public Buildings Service.

[Signature]
(Signature)

LCU
(Official Title)