

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-05B-18497	DATE	PAGE 1 of 2
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ADDRESS OF PREMISES

333 Salem Place, Fairview Heights, IL, 62208-1341

THIS AGREEMENT, made and entered into this date by and between PLUMMER GENERAL LLC

whose address is 514 E. VANDALIA ST
EDWARDSVILLE, IL 62025-1855

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

WHEREAS, the parties hereto desire to amend the above Lease due to: 1. Renegotiating the Shell rate from the Lessor withdrawing seismic remediation, 2. Amortizing the Tenant Improvements; 3. Amortizing the Building Specific Security Improvements; 4. Changing the parking from secured to non-secured; 5. Accepting the space; and 6. Recalculating the Broker Commission and Commission Credit.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective **April 1, 2012**, with the rent being retroactive to the Lease commencement date as follows:

I. Paragraph 1 of the SF-2 shall be replaced in its entirety with the following:

"1. The Lessor hereby leases to the Government the following described premises:

5,172 BOMA usable square feet (5,772 rentable) of second floor office space (Suites 205 & 255), in a two story building, along with fifteen (15) on-site parking spaces (per Exhibit E – Parking Narrative revised per SLA #1) for the exclusive use of the Government, all located at **Fairview Plaza I, 333 Salem Place, Fairview Heights, IL, 62208-1341**, to be used for such purposes as determined by the General Services Administration. This is a fully serviced lease, which includes tenant improvements, real estate taxes, operating costs and parking, as specified in SFO# GS-05B-18497, which is attached to, and is part of this lease."

II. Paragraph 3 of the SF-2 shall be replaced in its entirety with the following:

"3. The Government shall pay the Lessor annual rent of \$154,310.06 [\$78,608.36 for Shell (excl. Taxes), \$12,885.18 for Taxes, \$30,880.70 for amortized Tenant Improvements, \$5,771.82 for amortized Building Specific Security Improvements, and \$26,164.00 for Operating Expenses] at the rate of \$12,859.17 per month in arrears for years one (1) through five (5) and annual rent of \$128,964.13 [\$89,914.95 for Shell (excl. Taxes), \$12,885.18 for Taxes, and \$26,164.00 for Operating Expenses] at the rate of \$10,747.01 per month in arrears for years six (6) through (10) adjusted in accordance with the provisions of the Solicitation for Offers for operating cost adjustments.


Rent for a lesser period shall be prorated. Rent shall be made payable to:

PLUMMER GENERAL LLC
514 E. VANDALIA ST.
EDWARDSVILLE, IL 62025-1855"


(Continued on Page 2)

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.


LESSOR: PLUMMER GENERAL LLC

SIGNATURE 	NAME OF SIGNER Robert L. Plummer, Manager 7-10-13
ADDRESS 514 E. VANDALIA ST. EDWARDSVILLE, IL 62025-1855	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER BRUCE RIEDE
ADDRESS	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Jim Sharp 7-15-13
OFFICIAL TITLE OF SIGNER Leasing Contracting Officer	

- III. Exhibit E – Parking Narrative dated March 23, 2011, 1 page shall be deleted and replaced with the attached Exhibit E – Parking Narrative, 1 page
- IV. Paragraph 7 of the SF-2, Subparagraph M. "Exhibit H – Acceptance Letter and Punch List, _ pages" shall be added and is attached.
- V. Paragraph 16 of the SF-2 shall be replaced in its entirety with the following:
- "16. Lessor shall complete the following within ninety (90) days of the Government's Notice to Proceed:
- (a) Replace exterior windows that have lost their seals and are fogged up.
 - (b) Replace ceiling tiles as necessary so they look new and are uniform in color.
 - (c) Address HVAC to meet SFO Shell requirements in Suite 255.
 - (d) Install locking cages over thermostats.
 - (e) Emergency lighting and occupancy sensors to meet the SFO Shell requirements.
 - (f) Restroom grout is stained, discolored, and needs cleaning or repair.
 - (g) Restroom drains shall be wrapped in insulation.
 - (h) The building directory shall be made tamperproof.
 - (i) Emergency lighting shall be added to the building exterior for the parking lot.
 - (j) ABAAS compliant restrooms shall be added per Exhibit F – ABAAS Restroom Plan.
 - (k) Energy Efficiency Improvements to include Exhibit G – Lighting Upgrades."
- VI. Subparagraph (a) of Paragraph 23 of the Standard Form 2 addressing secured parking shall be deleted in its entirety.
- VII. Paragraph 24 of the SF-2 shall be amended to include the following:
- "24. "The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] ([REDACTED]) of the aggregate firm term value of this lease valued at [REDACTED]. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with SFO Paragraph 2.6 "Broker Commission and Commission Credit", the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction. The Commission Credit is [REDACTED]. [REDACTED] has already been paid based on the original lease terms. The remaining amount due is \$3,470.74. This shall be credited in one monthly payment.
- August, 2012 Month's Rental Payment shall be [REDACTED] (the monthly payment of \$12,859.17 minus the commission rent credit of [REDACTED])
- VIII. Paragraph 26 of the SF-2 shall be added:
- "26. The total Tenant Improvements shall be **\$131,239.70** and shall be amortized into the rent for five (5) years over sixty (60) months at the rate of 6.59% per annum."
- IX. Paragraph 27 of the SF-2 shall be added:
- "27. The total amortized Building Specific Security Improvements shall be **\$24,706.51** and shall be amortized into the rent for five (5) years over sixty (60) months at the rate of 6.29% per annum."
- X. All other terms and conditions shall remain in full force and effect.