

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

No.3
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DATE

September 15, 2011

TO LEASE NO.

GS-05B-18532

ADDRESS OF PREMISES 3250 Executive Park Drive
Springfield, IL 62703-4514

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

CHICAGO TITLE LAND TRUST

whose address is 241 N 5th St
Springfield, IL 62701-1001

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

WHEREAS, the parties hereto desire to amend the above Lease dated December 17, 2010, as amended by Supplemental Lease Agreement Number 1 dated December 28, 2010, and as amended by Supplemental Lease Agreement Number 2 dated August 18, 2011.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective the date the Supplemental Lease Agreement is fully executed, as follows:

Paragraph 3 is hereby deleted in its entirety and replaced with the following language:

3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Year	Shell	Base Cost of Services	Tenant Improvement Allowance	Building Specific Security Costs	Total Annual Rent	Total Monthly Rent
1-5	\$ 94,790.46	\$ 97,038.00	\$ -	\$ -	\$ 191,828.46	\$ 15,985.71
6-10	\$ 104,000.00	\$ 97,038.00	\$ -	\$ -	\$ 201,038.00	\$ 16,753.17

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Chicago Title Land Trust c/o Pacific Management Inc.
241 N 5th St
Springfield, IL 62701-1001

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 above date.

LESSOR: PATRICK SOMERS, CHICAGO TITLE LAND TRUST

BY [Signature]
(Signature)

Agnt
(Title)

IN THE PRESENCE OF
[Signature]
(Signature)

241 N Fifth St., Springfield IL 62701
(Address)

UNITED STATES OF AMERICA General Services Administration, PBS

BY [Signature]
(Signature)

Mark A. Montgomery, Contracting Officer
(Official Title)

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Paragraph 7 is hereby deleted in its entirety.

- ~~7. Rent includes a Tenant Improvement Allowance of \$25,000.00 to be amortized through the rent over the firm term of the Lease (sixty (60) months) at the rate of 6.00%. In accordance with SFO paragraph 3.3, *Tenant Improvements Rental Adjustment*, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly.~~

Paragraph 21 is hereby deleted in its entirety and replaced with the following language:

21. In accordance with SFO paragraph 2.4, *Broker Commission and Commission Credit*, CB Richard Ellis, Inc. ("CBRE") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CBRE have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.4, only [REDACTED], which is [REDACTED] of the Commission, will be payable to CBRE when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured.

First month's rental payment of \$15,985.71 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Second month's rental payment of \$15,985.71 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted second month's rent).

Third month's rental of \$15,985.71 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted third month's rent).

Fourth month's rental of \$15,985.71 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted fourth month's rent).

Fifth month's rental of \$15,985.71 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted fifth month's rent).

Sixth month's rental \$15,985.71 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted sixth month's rent).

INITIALS:  LESSOR &  GOV'T