

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

11-21-10

TO LEASE NO.
GS-05B-17990

ADDRESS OF PREMISES 2300 N. Green River Road
Evansville, IN 47715-1404

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

Evanessa Venture, LLC
whose address is 1102 48th Street
Moline, IL 61265

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective October 13, 2010 as follows:

This Supplemental Lease Agreement (SLA) No. 1 is issued to establish the actual address of the premises as shown above, to establish the effective date and firm term of the lease, and to amend the rent because the total tenant improvement cost expenditure was less than \$41.66 per BOMA usable square foot. Accordingly, Paragraph 2. and Paragraph 3. of the Lease are hereby deleted in their entirety and replaced with the following paragraphs:

2. TO HAVE AND HOLD the said premises with their appurtenances for the term beginning on October 13, 2010, through October 12, 2020, subject to termination and renewal rights as may be hereinafter set forth. This lease is for 10 years firm.
3. The Government shall pay the Lessor annual rent of \$407,963.63 at the rate of \$33,996.97 per month in arrears. Rent consists of \$28,210.00 per month for shell/base rent, operating expenses, real estate taxes and parking, and \$5,786.97 per month in Tenant Improvements totaling \$476,970.58 which are amortized over 120 months at an annual interest rate of 8%. Rent for a lesser period shall be prorated.

The tenant improvement cost consists of \$447,820.58 as specified in the NOTICE TO PROCEED letter dated 7/15/2010 plus \$29,150.00 for the installation of the security system per the NOTICE TO PROCEED e-mail dated 10/08/2010 for a total tenant improvement cost of \$476,970.58.

Rent checks shall be made payable to: Evanessa Venture, LLC
1102 48th Street
Moline, IL 61265

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: Evanessa Venture, LLC

BY

H. Rial Chaplin, Jr. (Signature)

IN PRESENCE OF

(Signature)

MANAGER

(Title)

1102 48th ST MOLINE, IL

(Address)

61265

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Allan A. Broholm (Signature)

Lease Contracting Officer

(Official Title)