

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05B-18714
LEASE AMENDMENT	
ADDRESS OF PREMISES 3130 Chatham Road, Suite B Springfield, IL 62704-5379	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Chatham Road, LLC**

whose address is:

900 Christopher Lane, Suite 2
Springfield, Illinois 62712-8707

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

WHEREAS, the parties hereto desire to amend the above Lease issued to establish the date of completion of Tenant Improvements and beneficial occupancy, establish rental payments including amortized tenant improvement costs.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective July 9, 2013, as follows:

1. Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 1, 2013 and continuing for a period of 10 years, expiring June 30, 2023, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

This Lease Amendment contains 2 pages.

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 below date.

FOR THE LESSOR:

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____

3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	YEARS 1 – 5 (7/1/13 – 6/30/18)	YEARS 6 – 10 (7/1/18 – 6/30/23)
	ANNUAL RENT	ANNUAL RENT
SHELL RENTAL RATE	\$24,397.44	\$24,397.44
TENANT IMPROVEMENTS RENTAL RATE*	\$26,343.81	\$0.00
OPERATING COSTS*	\$9,557.76	\$9,557.76
BUILDING SPECIFIC SECURITY COSTS	\$0.00	\$0.00
FULL SERVICE RATE	\$60,299.01	\$33,955.20

*The Tenant Improvements Allowance of \$110,867.89 is amortized at a rate of 7.0 percent per annum for 5 years.

4. The Government may terminate this Lease, in whole or in part, at any time, effective after the firm term of this Lease, June 30, 2018 by providing not less than 120 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.
5. The date of substantial completion of the Tenant Improvements is established as July 1, 2013. The Government and Lessor agree that the final Tenant Improvement costs, including all building specific security costs and approved change orders, is \$110,867.89. The Tenant Improvement costs of \$110,867.89 have been amortized at 7.0% for the firm term and included in the rent (\$26,343.81 per year).
6. BROKER COMMISSION AND COMMISSION CREDIT:

Studley, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to Studley, Inc. with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing 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 in equal monthly installments over the shortest time practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$5,024.92 minus prorated Commission Credit of [REDACTED] qu [REDACTED] adjusted 1st Month's Rent.
 Month 2 Rental Payment \$5,024.92 minus prorated Commission Credit of [REDACTED] qu [REDACTED] adjusted 2nd Month's Rent.
 Month 3 Rental Payment \$5,024.92 minus prorated Commission Credit of [REDACTED] qu [REDACTED] adjusted 3rd Month's Rent.
 Month 4 Rental Payment \$5,024.92 minus prorated Commission Credit of [REDACTED] qu [REDACTED] adjusted 4th Month's Rent.
 Month 5 Rental Payment \$5,024.92 minus prorated Commission Credit of [REDACTED] qu [REDACTED] adjusted 5th Month's Rent.

INITIALS: _____ & _____
 LESSOR LESSOR GOV'T