

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LIL18980
ADDRESS OF PREMISES 200 West Adams Street Chicago, IL 60606-5208	PDN Number: N/A

THIS AMENDMENT is made and entered into between
200 WEST ADAMS, LLC

whose address is: 1477 NW EVERETT STREET
PORTLAND, OR 97209-2617

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

WHEREAS, the parties hereto desire to amend the above Lease to formally accept the space as substantially complete.

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, Upon Govt Execution, as follows:

Acceptance of Tenant Improvements:

The tenant improvements have been *substantially* completed and the Government accepts the leased premise on December 21, 2017. The Lessor and the Government agree that the requirements specifically identified in Exhibit "A", GSA Form 1204 - Condition Survey Report of this lease amendment have not been met and these items are deficiencies. The Lessor is required to cure these deficiencies as part of the negotiated lease contract. In the event of any failure by the Lessor to cure the deficiencies or to provide any required repair or modernization under this lease, the Government will perform the work and deduct these amounts from the rent, including all administrative costs. No extensions will be granted.


LEASE TERM is hereby deleted and replaced with the following:

LEASE TERM

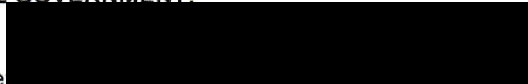
This Lease Amendment contains 4 pages including Exhibit 'A'

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


FOR THE LESSOR:

Signature: 
Name: Molly H. Breckenard
Title: Partner
Entity Name: 200 WEST ADAMS, LLC
Date: 01/02/2018

FOR THE GOVERNMENT:

Signature: 
Name: Linda P. Hattersley
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 01/08/2018

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Christy Reardon
Title: Executive Assistant
Date: Jan 2, 2018

To Have and To Hold the said Premises with its appurtenances for the term beginning on September 1, 2017 and continuing for a period of

10 years, 2 years Firm – Suite 300
10 years, 5 years Firm – Suite 305, 310, 315, 320, and 330

expiring on August 31, 2027, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the Government.

Section 1.03 RENT AND OTHER CONSIDERATION Subpart A is restated as follows:

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

	FIRM TERM (YEARS 1-5)³	NON-FIRM TERM (YEARS 6-10)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$552,955.00	\$623,455.00
TENANT IMPROVEMENT RENT	\$0.00	\$0.00
OPERATING COSTS ²	\$152,045.00	\$152,045.00
TOTAL ANNUAL RENT	\$705,000.00	\$775,500.00

¹Shell rent calculation: \$25.23 per RSF multiplied by 23,500 RSF. Shell rent (Non-firm) calculation: \$26.53 per RSF multiplied by 23,500 RSF
 Shell rent includes Real Estate Taxes: \$6.66 per RSF multiplied by 23,500 RSF = \$156,510.00. Real Estate Taxes will be adjusted in accordance with Section 2.07.
²Operating cost rent calculation: \$6.47 per RSF multiplied by 23,500 RSF – refer to paragraph 1.03 F 3
³Firm Term for Suite 300 is 10 years, 2 Years Firm
 Gross rent shall be abated for months 1-6 and months 61-69. Any commission credit shall be applied after these first six (6) months of abated rent

Section 1.04 BROKER COMMISSION AND COMMISSION CREDIT is restated as follows:

1.04 BROKER COMMISSION AND COMMISSION CREDIT

A. **Jones Lang LaSalle, 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 **Jones Lang LaSalle, 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 commence with the first month for the rental payments and continue until the credit has been full recaptured in equal monthly installments over the shortest time practicable.

B. 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 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 7 Rental Payment of **\$58,750.00** minus the prorated commission credit of [REDACTED] equals [REDACTED] adjusted 7th Month's Rent.*

Month 8 Rental Payment of **\$58,750.00** minus the prorated commission credit of [REDACTED] equals [REDACTED] adjusted 8th Month's Rent.*

*Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration"

Section 1.05 TERMINATION RIGHTS is hereby deleted and replaced with the following:

The Government may terminate this Lease, in whole or in part at any time effective after

August 31, 2019 for Suite 300

INITIALS: MLB & JDA
 LESSOR & GOV'T

August 31, 2022 for Suite 305, 310, 315, 320, and 330

by providing not less than 90 days prior written notice. The effective date of the termination shall be the day following the expiration of the required notice period or termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

INITIALS:  & 
LESSOR GOVT
