

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2.
	TO LEASE NO. LIL18986
ADDRESS OF PREMISES 1300 W. Third Street Warehouse 2, Suites A, B and C Granite City, IL 62040-1855	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between Tri-City Regional Port District whose address is: 1635 W. First Street, Granite City, IL 62040-1883, 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 increase the square footage by 21,600 RSF/USF for temporary expansion in Suite C, for a term of two years, one year firm and increase the annual rental rate by \$67,560 (\$3.13/sf).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 7, 2014 as follows:

1. The Premises paragraph on page 1 of the Lease (GSA Form L201C) is deleted in its entirety and replaced with the following:

Lessor hereby leases to the Government the Premises described herein: 97,200 RSF, yielding 96,600 ANSI/BOMA Office Area (ABOA) square feet of warehouse space comprised of Suites A, B, and a portion of C, on the 1st floor of 1300 W. Third Street, Warehouse 2, Granite City, IL 62040-1855. And more fully described in Section 1 and Exhibits A & B, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by the GSA.



3. Paragraph 1.05 **TERMINATION RIGHTS** of the Lease is deleted in its entirety and replaced with the following:

The Government may terminate Suites A & B, in whole or in part, at any time, effective after September 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.


The Government may terminate the space in Suite C at any time, effective after October 6, 2015, by providing not less than 30 days prior written notice to the Lessor. The effective date of the termination shall be the day following the

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.

 Name: <u>DENNIS J. WILMSMEYER</u> Title: <u>EXECUTIVE DIRECTOR</u> Entity Name: <u>TRI-CITY REGIONAL PORT DISTRICT</u> Date: <u>10/7/14</u>	FOR THE GOVERNMENT  Signature: _____ Name: _____ Title: <u>Lease Contracting Officer</u> GSA, Public Buildings Service, <u>SPSCA</u> Date: <u>10/7/14</u>
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WITNESSED FOR THE LESSOR BY:


Signature: _____
Name: _____
Title: Office manager / Notary
Date: October 7, 2014

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.

4. Paragraph 1.03, RENT AND OTHER CONSIDERATION, sub-paragraph A. of the Lease is deleted in its entirety and replaced with the following:

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

	Firm Term	Firm Term	Non-Firm Term
	Annual Rent	Annual Rent	Annual Rent
	Years 1-3	Years 4-5	Years 6-10
Shell Rent	\$347,165.70	\$264,600.00	\$294,840.00
Tenant Improvements *	\$1,842.30	\$0.00	\$0.00
Operating Costs **	\$59,724.00	\$59,724.00	\$59,724.00
Total Annual Rent	\$408,732.00	\$324,324.00	\$354,564.00
* - Tenant Improvement Allowance of \$5,200.00 is amortized at a rate of 4 percent per annum over 3 years.			
** - Operating cost escalation is not applicable to the temporary expansion space. Base remains \$59,724.00 annually calculated on the RSF of 97,200 SF for a per RSF of \$0.61			

In addition, Paragraph 1.11, PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, and Paragraph 1.12, REAL ESTATE TAX BASE, are hereby deleted in their entirety.

INITIALS:  & 
LESSOR