

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5 TO LEASE NO. GS-05P-LIL19118
ADDRESS OF PREMISES Corporate Center II 16 Executive Drive Fairview Heights, IL 62208	PDN Number: PS0038941

THIS AMENDMENT is made and entered into between Plummer General, LLC

whose address is: 514 E. Vandalia Street
Edwardsville, IL 62025-1855

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

WHEREAS, the parties hereto desire to amend the above Lease. The Purpose of this Lease Amendment is to establish the commencement date of the Lease and to approve the cost of the installation of locks. .

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 April 1, 2018 as follows:

- A. The Lease Term set forth on Page 1 of Lease Number GS-05P-LIL19118 is deleted in its entirety and replaced with the following:

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning April 1, 2018, and continuing through March 31, 2028 subject to termination and renewal rights as may be hereinafter set forth.

- B. Paragraph 1.05 of the Lease is deleted in its entirety and replaced with the following:

1.01 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after March 21, 2023, by providing not less than 60 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the

This Lease Amendment contains 4 pages with attachments.

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: PLUMMER GENERAL, LLC

FOR THE GOVERNMENT:

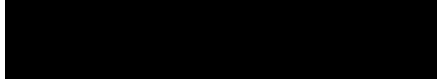
Signature: 

Name: ROBERT L. PLUMMER

Title: Manager

Entity Name: PLUMMER GENERAL, LLC

Date: 5/14/18


Signature: 

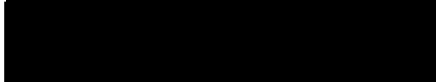
Name: John Boguski

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 5/14/2018

WITNESSED FOR THE LESSOR BY: 

Signature: 

Name: BRUCE A. RIGOLE

Title: AGENT

Date: 5/14/18

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.

- C. Government has reviewed and approves the Lessor's proposal in the amount of \$2,358.60 to install locks on the restroom doors, as set forth in the proposal dated April 23, 2018 attached to this LA., plus \$512.00 for window mullion soundproofing. The additional costs approved herein brings the total approved cost for tenant improvements, including the lump sum amounts to \$703,009.54. \$573,001.02 shall be amortized in the annual rent as set forth in Paragraph 1.03. The remaining amount \$130,008.52 shall be paid to the Lessor in a lump sum
- D. After completion of the work and acceptance by the Government, Lessor must submit its invoice in the amount of \$130,008.52 referencing PS Number: **PS0038941** directly to: GSA, Greater Southwest Finance Center (7BCP), PO Box 17181, Fort Worth, Texas 76102 or to the GSA Finance Website at WWW.finance.gsa.gov.

INITIALS:  & 
LESSOR GOV'T