

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-05P-LIL19118
ADDRESS OF PREMISES Corporate Center II 16 Executive Drive Fairview Heights, IL 62208	PDN Number: N/A

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. .

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 October 25, 2016 as follows:


1. Section 1.01 A. of the Lease is deleted in its entirety and replaced with the following:
 - A. "Office and Related Space: 12,740 rentable square feet (RSF), yielding 11,215 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 3rd floor of the Building as depicted on the floor plan(s) attached hereto as Exhibit A."
2. Section 1.03 of the Lease is amended as follows:
Subsection A and C are each deleted entirely and replaced with the following Subsections:

This Lease Amendment contains 2 pages.

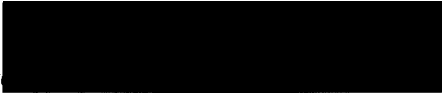
All other terms and conditions of the lease shall remain in force and effect.

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

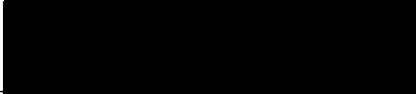
FOR THE LESSOR:

Signature: 
Name: ROBERT L. PLUMMER
Title: MANAGER
Entity Name: PLUMMER GENERAL, LLC
Date: 7/27/17

FOR THE GOVERNMENT:

Signature: 
Name: John Boguslawski
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 7/27/17

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: BRUCE RIEDLE
Title: AGENT
Date: 7/27/17

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$232,122.80	\$243,461.40
TENANT IMPROVEMENTS RENT ²	\$114,600.20	\$0.00
OPERATING COSTS ³	\$ 43,698.20	\$ 43,698.20
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 67,394.60	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$457,815.80	\$287,159.60

¹Shell rent calculation:

(Firm Term) \$18.22 per RSF multiplied by 12,740 RSF

(Non Firm Term) \$19.11 per RSF multiplied by 12,740 RSF

²Tenant Improvements of \$573,001.02 are amortized at a rate of 0 percent per annum over 5 years.

³Operating Costs rent calculation: \$3.43 per RSF multiplied by 12,740 RSF

⁴Building Specific Amortized Capital (BSAC) of \$26.45/rsf are amortized at a rate of 0 percent per annum over 5 years

⁵Parking costs described under sub-paragraph I below

C. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 11,215 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

3. Section 1.12 of the Lease is deleted in its entirety and replaced with the following:
1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 24.9 percent. The Percentage of Occupancy is derived by dividing the total Government space of 12,740 RSF by the total Building space of 51,063 RSF.

4. Section 1.14 of the Lease is deleted in its entirety and replaced with the following:
OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be 3.43 per RSF (\$43,698.20/annum).

- 4 The Government, hereby, approves the Lessor's proposal to construct tenant improvement on the premises for the amount of \$573,001.02. There are to be NO additional changes to this approved cost unless directed in writing by the GSA Contracting Officer or his/her duly authorized representative. This cost may be adjusted if future changes to the improvements materialize during the build out of the space. Only a Contracting Officer for the General Services Administration has the authority to approve changes under this lease agreement. If any additional changes are requested during the course of the project, please submit these changes to me along with a detailed cost estimate as soon as possible.

INITIALS:  & 
 LESSOR GOV'T