

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-05P-LIL19250
<b>ADDRESS OF PREMISES</b> Central Building 101 SW Adams St. 4 <sup>th</sup> Floor Peoria, IL 61602-1335	PDN Number: PS0031227

**THIS AMENDMENT** is made and entered into between Central Building LLC.

Page 1 of 2

whose address is: 611 SW. Washington St.  
Suite B  
Peoria, IL 61602-1335

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

**WHEREAS**, the parties here to desire to amend the above Lease GS-05P-LIL19250.

Furthermore, Lease Amendment No. 5 is issued to establish:

- (1) The effective date for the commencement of rent.
- (2) The total lump sum payment.

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 May 29, 2015 as follows:

**GSA FORM L201C – COVER PAGE, "LEASE TERM" SECTION IS DELETED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING:**

*"To Have and to Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of*

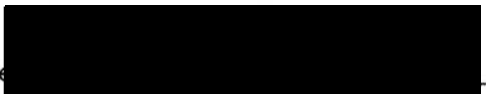
**10 years, 5 years firm**

This Lease Amendment contains 2 pages.

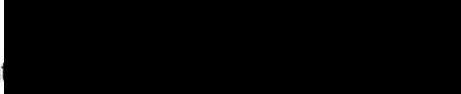
All other terms and conditions of the lease shall remain in force and effect.

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

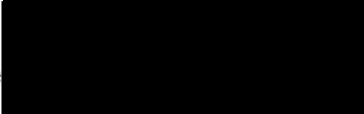
**FOR THE LESSOR: CENTRAL BUILDING LLC**

Signature:   
 Name: \_\_\_\_\_  
 Title: Member  
 Entity Name: Central Building LLC  
 Date: June 2, 2015

**FOR THE**

Signature:   
 Name: TINA CHURCH  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: 6/4/15

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: \_\_\_\_\_ AMS  
 Title: ACCOUNTANT  
 Date: 6/2/2015

for the period beginning **May 29, 2015 through May 28, 2025** subject to termination and renewal rights as may be hereinafter set forth. The firm term of the lease will extend until **May 28, 2020**.

**PURSUANT TO SECTION 1.09 PARAGRAPH C TENANT IMPROVEMENT RENTAL ADJUSTMENT, THE GOVERNMENT ELECTS TO PAY LUMP SUM FOR THE OVERAGE UPON SUBSTANTIAL COMPLETION IN ACCORDANCE WITH THE "ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY PARAGRAPH.**

Should the General Services Administration (GSA) request changes, these change must be documented, cost proposals received, and the change order must be approved in writing by the GSA Lease Contracting Officer before the change can be made, since additional funds may be required from GSA before proceeding. The Lessor will not get reimbursed for any change order not approved by the Lease Contracting Officer.

The Government accepts and agrees to pay the Lessor a total lump sum payment of **\$95,116.69** once the alterations are completed, inspected, and accepted by the Government's Lease Contracting Officer or designated representative.

Please follow these instructions regarding the lump-sum payments:

- 1) Create and include a unique invoice number on the invoice submitted for payment.
- 2) Vendor's name and address must match the payee on the Government lease document.
- 3) Please cite PS # - PS0031227 on your invoice and submit the invoice directly to the General Services Administration, Greater Southwest Finance Center with a copy to the Lease Contracting Officer and GSA Project Manager. Invoices submitted to Finance without the PS number are immediately returned to the vendor or Lessor.

Please submit the invoice electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Vendors or Lessors who are unable to process the invoice electronically, may mail the invoice to the following address:

**GSA, Greater Southwest Finance Center (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102**

This approval of total lump sum to Central Building LLC covering this Lease, change orders #1 through #3, have a total updated lump-sum payment of **\$95,116.69**. Any additional expenditure must be approved by the Lease Contracting Officer in writing.

**CENTRAL BUILDING LLC  
DUNS# 187176636  
TAX# [REDACTED]  
END OF LEASE AMENDMENT GS-05P-LIL19250**

INITIALS:  LESSOR &  GOVT