

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No.1
LEASE AMENDMENT	TO LEASE NO. GS-05B-18447
ADDRESS OF PREMISES Old Post Office Building 100 NW 2 nd Street Evansville, IN 47713-1022	PDN Number: PS0029284

"THIS AGREEMENT, made and entered into this date by and between
 whose address is OLD POST OFFICE MANAGEMENT, LLC
 4 CHESTNUT STREET
 EVANSVILLE, IN 47713-1022
 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease as follows:

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 as follows:

- This Lease Agreement (LA) No.1 is issued to document the agreed total amortized and unamortized tenant improvements pursuant to the Design Intent Drawings and Special Requirements, attached as part of this lease.




The total Tenant Improvement cost to produce the finished space pursuant to the Design Intent Drawings dated 10/3/14 and Special Requirements is \$1,510,409.00, pursuant to lessor bid dated 5/1/2014, of which \$39.14/usf or \$518,839.84 will be amortized into rent payment over 120 months at 3.78%. The Government agrees to pay the Lessor a one- time lump sum payment in the amount of \$991,569.20 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments.


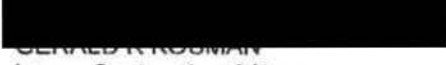
The Special Requirements and government Design Intent drawings will be an attachment to this SLA #1 showing the source from which the agreed tenant improvements were negotiated from.

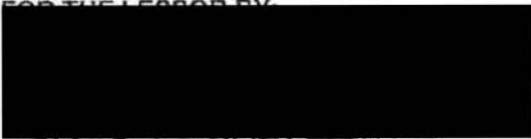


Initial Tenant Improvement Overage ~~\$991,569.20~~ # 991,569.16 *[Signature]*

This Lease Amendment contains 2 pages
 All other terms and conditions of the lease shall remain in force and effect


The lessor waives any right to future payment for the initial construction costs except for the \$518,839.84 that will be amortized in monthly rent as stated in section 3 of this lease. Submit your invoice directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort

FOR THE L 
 Signature: 
 Name: 
 Title: Manager of Chambers
 Entity Name: OLD POST OFFICE MANAGEMENT, LLC
 Date: 5/4/15

FOR THE 
 Signature: 
 Name: GERALD R. ROSSMAN
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Real Estate Div.
 Date: 5/4/15

WITNESSED FOR THE LESSOR BY 
 Signature: 
 Name: 
 Title: Business Manager
 Date: 5/4/15

Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov. Your invoice must be on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasus Document Number: PS0029284. Submit invoice only after the lease is activated after the Government accepts the space.

INITIALS:  LESSOR &  GOV'T