

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

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.

Paragraph #2 of the lease dated 8-15-12 shall be changed as follows:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 24, 2015 through April 23, 2025.

CONTINUED ON PAGE 2

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.

[Redacted Signature Area]

Title: Managing Director  
Entity Name: OLD POST OFFICE MANAGEMENT, LLC  
Date: 5/19/15

Title: Lease Contracting Officer  
GSA, Public Buildings Service, Real Estate Div.  
Date: 6-2-15

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]  
Name: Sharon Harris  
Title: Business Manager  
Date: 5/19/15

Paragraph #3 of the lease dated 8-15-12 shall be changed as follows:

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

	FIRM TERM (4/24/15 – 4/23/25)
	ANNUAL RENT
SHELL RENT	\$94,442.38
ESTIMATED REAL ESTATE TAXES <sup>1</sup>	\$10,504.00
TENANT IMPROVEMENTS RENT	\$ 62,387.04
OPERATING COSTS	\$ 129,620.29
BUILDING SPECIFIC AMORTIZED CAPITAL	\$ 0.00
PARKING	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$ 296,953.71</b>

<sup>1</sup>Estimated Real Estate Taxes are not the established base year tax that will be established using actual 2016 taxes paid pursuant to section 4.2.7 of the lease.



If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

Paragraph #23 of the lease dated 8-15-12 shall be changed as follows:

23. In accordance with Paragraph 2.5 (Broker Commission and Commission Credit), Savills Studley, Inc. (f/k/a/ Studley Inc.) is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Savills Studley, Inc. have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit, which shall be hereby agreed to as [REDACTED] only [REDACTED], which is [REDACTED] of the Commission, will be payable to Savills Studley, Inc. when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the Government as a credit to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue throughout the seventh month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

- Month 1: \$24,746.14 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.
- Month 2: \$24,746.14 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.
- Month 3: \$24,746.14 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.
- Month 4: \$24,746.14 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.
- Month 5: \$24,746.14 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fifth Month's Rent.
- Month 6: \$24,746.14 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Sixth Month's Rent.
- Month 7: \$24,746.14 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Seventh Month's Rent.

INITIALS  LESSOR &  GOVT