

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-06P-LMO41028
ADDRESS OF PREMISES 3639 SOUTH AVENUE SPRINGFIELD, MO 65807-5220	PDN Number: PS0032336

THIS AMENDMENT is made and entered into between Kickapoo Corners, LLC

whose address is: 2921 South National
Springfield, MO 65804-3633

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 (LA) is to establish the substantial completion of Tenant Improvements and beneficial occupancy so rental payments may begin.

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:


1. The commencement date of this Lease is hereby established as October 19, 2015. In accordance with the Lease, the term and rental payments will commence October 19, 2015. The Government shall pay the Lessor annual rent, payable in monthly in arrears, at the following rates:

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: _____
Title: Agent
Entity Name: Kickapoo Corners, LLC
Date: _____

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, Real Estate Acquisition Division
Date: OCT 26 2015

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: Agent
Date: October 19, 2015

	FIRM TERM	NON FIRM TERM
	OCTOBER 19, 2015-OCTOBER 18, 2020	OCTOBER 19, 2020-OCTOBER 18, 2025
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$20,294.52	\$13,353.20
TENANT IMPROVEMENTS RENT ²	\$ 11,545.68	\$0.00
BUILDING SPECIFIC AMORTIZED CAPITAL ³	\$6,027	\$0.00
OPERATING COSTS ⁴	\$ 10,347.40	\$ 10,347.40
TOTAL ANNUAL RENT	\$48,214.60	\$23,700.60

¹Shell rent calculation:

(Firm Term) \$15.2590355 per RSF multiplied by 1,330 RSF
 (Non Firm Term) \$10.04 per RSF multiplied by 1,330 RSF

²The Tenant Improvement Allowance of \$48,590.00 is amortized at a rate of 7 percent per annum over 5 years.

³The Building Specific Amortized Capital of \$6,027 is amortized at a rate of 7 percent per annum over 5 years.

⁴Operating Costs rent calculation: \$7.78 per RSF multiplied by 1,330 RSF. Operating Costs in the above rental table do not include annual CPI adjustments.

2. In addition to the rental rates, the Government shall reimburse the Lessor via lump-sum for the remainder of the Tenant Improvement costs associated with this project. Per LA 1 and Change Request 001, \$81,960.92 shall be paid in accordance with the paragraphs below.
3. Upon submission of proper invoice, the Government shall issue the Lessor payment for the lump-sum amount. Payment is contingent upon receipt of a proper invoice, which shall include:
 - Name of the Lessor, which must appear exactly as shown in the Lease
 - Invoice date
 - GSA PDN # PS0032336 noted at the top of the invoice**
 - Lease contract number (GS-06P-LMO41028), Lease Amendment Number One (1), and address of leased premises
 - Description, price and quantity of property and services actually delivered or rendered
 - "Remit to" address
 - Name, title, phone number and mailing address of person to be notified in the event of a defective invoice
4. An original invoice for the lump-sum total should be submitted electronically on the Finance Website at www.finance.gsa.gov.
5. Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

INITIALS: nh & [Signature]
 LESSOR & GOV'T