



Supplemental Lease Agreement
Number: 1
PS 0020078

Lease Number: GS-05B-18618

Date: 11/7/2011

Airport Terminal Building, 6100 W. Everett McKinley Dirksen Parkway, Peoria, IL 61607-1220

THIS AGREEMENT made and entered into this date by and between: Metropolitan Airport Authority of Peoria
whose address is

6100 W. Everett McKinley Dirksen Parkway
Peoria, IL 61607-1220

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

Whereas, the Government and the Lessor entered into Lease GS-05B-18618 on March 29, 2011, and

Whereas, the parties hereto desire to amend Lease GS-05B-18618 to establish the occupancy date, state the costs of the Tenant Improvement amount, and update the rent schedule.

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

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

Lessor, Metropolitan Airport Authority of Peoria

By

(Signature)

Chairman
(Title)

In Presence of:

Mary DeVito

Director of Finance & Admin

United State of America GENERAL SERVICES ADMINISTRATION

By

Jeanette Jones
Jeanette Torres

Lease Contracting Officer
Title



NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **April 26, 2011** as follows:

U.S. Government Lease for Real Property, GSA Form 3626, dated March 29, 2011, Part B Term, is hereby deleted in its entirety and replaced with the following:

"To have and to hold for the term commencing on April 26, 2011 and continuing through April 25, 2021 inclusive. The Government may terminate this lease, in whole or in part, on or after April 25, 2016 by providing sixty (60) days written notice to the Lessor. However, in the event that all commercial passenger airlines cease operations at this airport location, effectively eliminating the need for the [REDACTED] presence, the Government shall have the right to cancel the lease with sixty (60) days written notice to Lessor at any time after the date of such cessation of service. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing and no rental shall accrue after the effective date of termination.

U.S. Government Lease for Real Property, GSA Form 3626, dated March 29, 2011, Part C Rental Boxes 4 & 5, are hereby deleted in their entirety and replaced with the following rent schedule:

Term	Shell	TI	Total Annual	Rate Per Month
04/26/2011 - 04/25/2016	\$52,546.00	\$36,724.61	\$89,270.61	\$7,439.22
04/26/2016 - 04/25/2021	\$52,546.00	\$0.00	\$52,546.00	\$4,378.83."

J.T.

J.T.
GOV'T Initials

Lessor Initials



Attachment 1
U.S Government Lease for Real Property
GSA Form 3626
GS-05B-18618

The following paragraphs are hereby added as attachment No. 1 to U.S. Government Lease for Real Property, GSA Form 3626:

1. Effective April 26, 2016 the Metropolitan Airport Authority of Peoria will provide, to the Government, the new rental rates set by the Airport Authority ordinance March 1st of every calendar year until lease expiration of April 25, 2021. Rental changes will be annotated via supplemental lease agreement upon notification by the Metropolitan Airport Authority of Peoria. The Government shall incur any late penalties for late submission on the part of the Metropolitan Airport Authority of Peoria.
2. The Lessor and Government agree the final Tenant Improvement Costs is **\$289,576.23**. Of this amount, **\$158,300.08** will be amortized into the rent for the first five (5) years of the lease beginning ~~May 1, 2014~~ ²⁵ through April 30, 2016, at an interest rate of six (6%) percent, which equals to **\$36,724.61** annually. The remaining Tenant Improvement amount of **\$131,276.15** shall be paid via lump sum by the Government. The following instructions outline the procedures for submitting invoices for reimbursement:

April 26, 2011
J.T.

- Create and include a unique invoice number on the invoice submitted for payment.
- If another entity other than the Lessor submits invoice(s), please include the name and address of the entity, not the Lessor's information. The vendor's name and address must match the name address of the payee of the lease document.
- Please cite PS Number **PS0020078** on your invoice and submit your invoice directly to the Greater Southwest Finance Center with a copy to the Lease Contracting Officer, care of Jeanette Torres. **Invoices without the PS number are immediately returned to the vendor or lessor.**
- Please submit invoices electronically on the Finance Website at www.finance.gsa.gov. Vendors or lessor who are unable to process the invoice(s) electronically, may mail invoice(s) to the following address:
GSA, Greater Southwest Finance Center (7BCP)
PO Box 17181
Fort Worth, TX 76102

The Government will not pay any amount over **\$289,576.23** unless the Lease Contracting Officer approves the additional expenditure in writing.