

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 01
	TO LEASE NO. GS-05B-18583
ADDRESS OF PREMISES: Heritage Place 1515 5 <sup>th</sup> Avenue, Moline, IL 61265	PDN Number:

**THIS AMENDMENT** is made and entered into between **HERITAGE PLACE ASSOCIATES LLC**

whose address is: c/o SAMCO PROPERTIES INC.  
 455 FAIRWAY DRIVE, SUITE 301  
 DEARFIELD BEACH, FL 33441

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

**WHEREAS**, the parties hereto desire to amend the above Lease.

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 July 1, 2013 as follows:

Lease Amendment (LA) Number 1, is issued to correct the Lease Term and the amortized TI amount stated in Section C of the Rent Table.

Therefore, the following Paragraphs are deleted in their entirety and replaced with the following:

**LEASE TERM**

To Have and To Hold the said Premises with their appurtenances for the term beginning July 1, 2013 upon acceptance of the Premises as required by this Lease and continuing for a period of 10 Years, 5months, 5 Years Firm, through November 30, 2023 subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains two (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: \_\_\_\_\_  
 Entity Name: Heritage Place Associates LLC  
 Date: 11/13/13

**FOR THE GOVERNMENT**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service  
 Date: 11/13/13

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Entity Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

**WITNESSED**

Signature: \_\_\_\_\_  
 Name: Tish Rogers  
 Title: Administrator  
 Date: 11/13/13

herefore, the following Paragraphs are deleted in their entirety and replaced with the following:

**.03 RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (JUN 2012)**

1 consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified below. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of Building shell and Tenant improvements (TIs) specified in the Lease and the Agency Specific Requirements (ASR) attached hereto, all taxes of any kind, and all operating costs. Unless a separate rate is specified rights to parking areas will be deemed included in the rent.

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates for 6,863 Rentable/5,968 ANSI BOMI:

	A) 7/1/13-11/30/13	B) 12/1/13-11/29/18	C) 12/1/18-11/29/23
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$94,746.36	\$102,121.44	\$112,278.68
OPERATING COSTS <sup>2</sup>	\$22,647.34	\$20,589.00	\$20,589.00
REAL ESTATE TAX <sup>3</sup>	\$18,262.02	\$21,824.34	\$21,824.34
TENANT IMPROVEMENT <sup>4</sup>	\$0.00	\$0.00	\$19,783.76
<b>TOTAL ANNUAL RENT</b>	<b>\$135,655.72</b>	<b>\$144,534.78</b>	<b>\$174,475.78</b>

<sup>1</sup>Shell rent A calculation: \$13.81 x 6,863 RSF, Shell rent B calculation: \$14.88 x 6,863 RSF,

Shell rent C calculation: \$16.36 x 6,863 RSF.

<sup>2</sup>Operating Costs rent A calculation: 3:30 x 6,683 B \$3.00 x 6,863 RSF Oper Cost C: \$3.00 x 6,863 RSF

<sup>3</sup>Real Estate Tax A calculation: \$2.66 x 6,863 B \$3.18 x 6,863 RSF Real Estate Tax C: \$3.18 x 6,863 RSF

<sup>4</sup>Tenant Improvement for rent period C of \$89,520.00 amortized 5 years at 4% interest rate.

\*\* ABOVE RATES DO NOT INCLUDE TAX AND OPERATING ESCALATIONS

INITIALS: SS LESSOR & JA GOV'T