

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. <b>GS-05P-LIL18792</b>
ADDRESS OF PREMISES  402 West Main Street, Benton IL 62812-1316	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between

whose address is: PHT Inc.,  
3201 Foxberry Circle  
Carbondale, IL 62901-5235

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

WHEREAS, the parties hereto desire to amend the above Lease. Lease Amendment No.3 is issued to give Notice to Proceed ("NTP") with the construction of the tenant improvements. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 28, 2014 as follows:

This Lease Amendment is your official Notice to Proceed ("NTP") with the construction of the tenant improvements described in the Construction Drawings prepared by the Lessor, dated 7/2/2014, consisting of four (4) pages, (sheets A-1, D-1, E-1, and M-1) in accordance with Section 4.01, Schedule for Completion of Space, of the Lease. The construction drawings have been reviewed by the client and GSA as design intent drawings only and not for construction accuracy. The Lessor remains responsible for the technical accuracy of the drawings in accordance with the Lease. This Notice to Proceed is being issued contingent on the fact that the Construction Drawings shall be updated by the Lessor to reflect the following approved change: The wall where Door 07 is located shall move forward (west) 1 foot, which will still allow at least 5 feet of clearance in room 403 to comply with handicap accessibility. The Lessor has advised that there is no additional cost associated with this change, therefore the Government does not anticipate an additional invoice from the Lessor for this no cost change order.


As a reminder, this is a "turnkey" Lease with the Tenant Improvement Costs negotiated and agreed upon within the Lease at award. The total cost for the Tenant Improvements is still \$83,861.38, as originally negotiated, which shall

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: HARESH THAKKAR  
Title: PRES  
Entity Name: PHT, Inc.  
Date: July 30, 2014

FOR THE GOVERNMENT:

Signature:   
Name: [Redacted]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, SPSC E  
Date: 08-06-2014

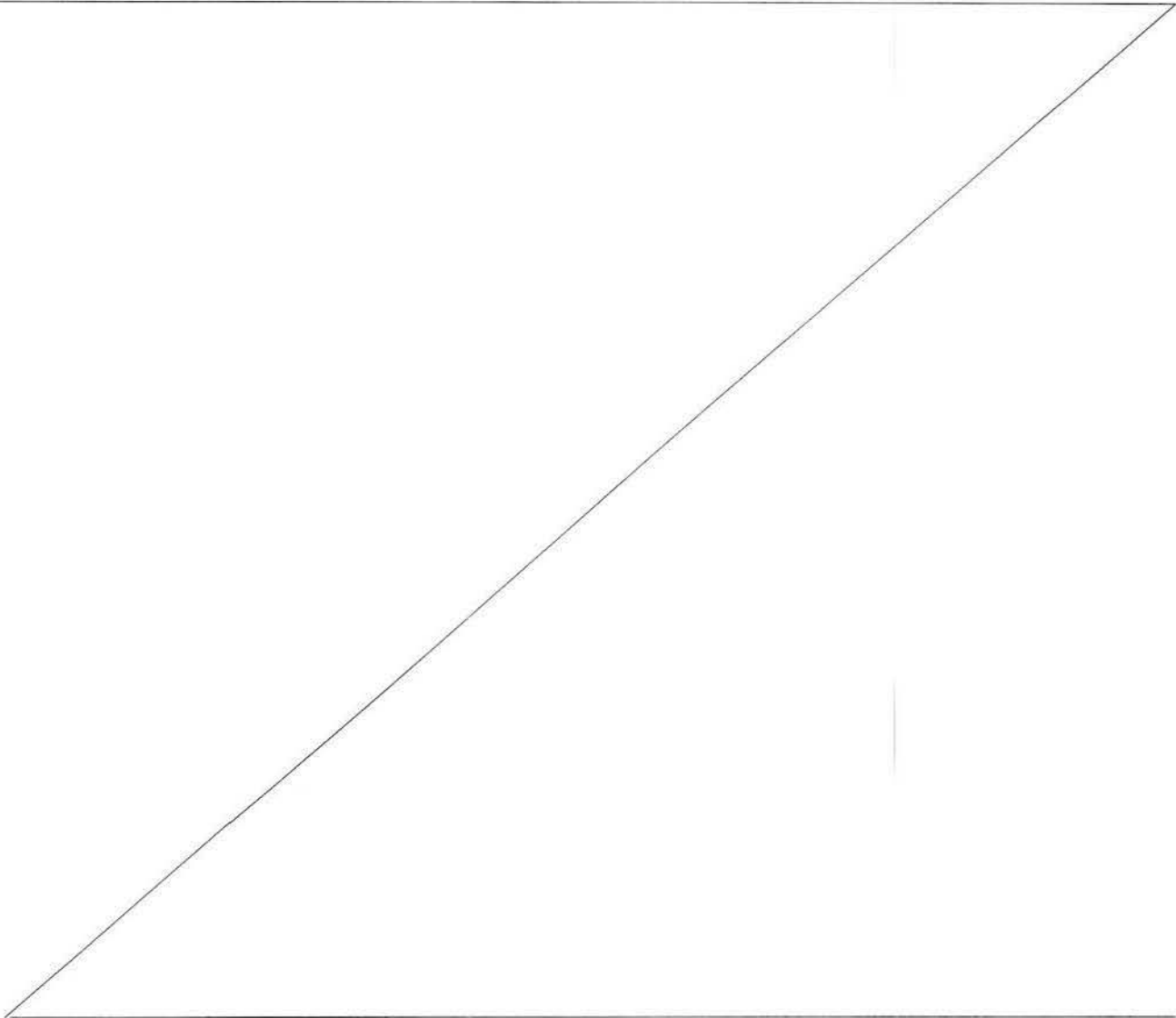
WITNESSED FOR THE LESSOR BY:

Signature:   
Name: EDWARD SMITH  
Title: PROJECT MANAGER  
Date: 30 JULY 2014

be amortized within the Lease rental rate over 5 years at 6% interest, to begin upon completion of the space by the Lessor and acceptance by the Government, through execution of a Lease Amendment.

Please be advised that the tenant agency is NOT authorized to administer this Lease. Should the [REDACTED] request changes to the CD's these changes must be documented by Brad Gardner, GSA Project Manager, estimates received, and the change order approved in writing by the GSA Lease Contracting Officer before the change(s) can be made since additional funds will be required from [REDACTED] before proceeding.

GSA also requests that a construction schedule be provided no later than close of business on Thursday 7/31/14 so the completion of the build out and the targeted occupancy date can be coordinated with [REDACTED] various vendors.



INITIALS: #7 & CB  
LESSOR GOVT