

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LIL18916
LEASE AMENDMENT	
ADDRESS OF PREMISES One Prairie Center 4749 Lincoln Mall Drive, Suite 400 Matteson, Illinois 60443-3812	PDN Number: PS0029379

THIS AMENDMENT is made and entered into between **Matteson II, LLC**

whose address is: 55 E. Jackson Blvd, Ste 500, Chicago, IL 60604-4396

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

WHEREAS, the parties hereto desire to amend the above Lease to incorporate the Notice to Proceed with Tenant Improvements and update the Lessor and Payee's address.

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 14, 2014 as follows:

A. NOTICE TO PROCEED WITH TENANT IMPROVEMENTS

In a separate correspondence dated July 14, 2014, the Government issued Notice to Proceed with Tenant Improvements in the total amount of \$437,104.13. The Tenant Improvement allowance within the lease is \$359,466.36. \$359,428.26 will be amortized into the rent at 8% over 5 years per the lease. The remaining amount of **\$77,675.87** shall be paid by the Government via lump sum payment(s) after the completion, inspection, and acceptance of the Tenant Improvements and receipt of two separate invoices from the Lessor on Lessor letterhead. The two invoices shall be broken out as follows:

Invoice for Security Costs: [REDACTED]
 Invoice for other TI Overage Costs: [REDACTED]

Upon completion of the Tenant Improvements, the lessor shall notify the Lease Contracting Officer to arrange for an inspection. After inspection and acceptance of such work by the Government, an advance copy of the invoices in the amounts of [REDACTED] for security costs and [REDACTED] for other TI overage costs (totaling \$77,675.87) must be sent to the Lease Contracting Officer for review and approval. Upon approval by the Contracting Officer, the Lessor must then submit the invoices to the GSA Finance Office at <http://www.finance.gsa.gov>, or to the following address:

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 [REDACTED]
 Signature: _____
 Name: CAROLANNE TH. WENZEL
 Title: MANAGER
 Entity Name: MATTESON II, LLC
 Date: JULY 15, 2014

FOR THE GOVERNMENT [REDACTED]
 Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 7/29/14

WITNESS [REDACTED]
 Signature: _____
 Name: _____
 Title: ASSISTANT MANAGER
 Date: 7/15/2014

GSA, FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181

For an invoice to be considered proper, it must:

1. Be received after the execution of the Lease Amendment
2. Reference the Pegasys Document Number (PDN): **PS0029379**
3. Include a unique, vendor supplied, invoice number
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address. Payee's name and address must **EXACTLY** match the Lessor's name and address listed above

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.

B. NOTICE TO PROCEED WITH BUILDING SPECIFIC SECURITY

In a separate correspondence dated July 14, 2014, the Government issued Notice to Proceed with the Building Specific Security (BSS) in the amount of \$9,022.27. The BSS allowance within the lease is \$78,175.00. The approved cost of \$9,022.27 will be amortized into the rent at 8% over 5 years. Any remaining amount in the BSS allowance shall remain available until completion of the project. At that time, a future lease amendment will amortize into the rent the final amount of BSS expended pursuant to the lease requirements.

C. The Lessor is instructed to commence construction based on the above Notice to Proceeds. The Lessor shall not change, modify, substitute, or otherwise alter the construction documents or pricing proposals. Any required alterations to the project will require the written approval of the GSA Contracting Officer.

D. CHANGE OF LESSOR AND PAYEE ADDRESS

The Lessor and Payee's address is hereby amended as follows:

"55 E. Jackson Blvd, Ste 500
Chicago, IL 60604-4396"

INITIALS:


LESSOR

&


GOVT