

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
LEASE AMENDMENT	TO LEASE NO. GS-05P-LIL19118
ADDRESS OF PREMISES Corporate Center II 16 Executive Drive Fairview Heights, IL 62208	PDN Number: PS0038941

THIS AMENDMENT is made and entered into between Plummer General, LLC

whose address is: 514 E. Vandalia Street
Edwardsville, IL 62025-1855

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

WHEREAS, by Lease Amendment (LA) Number 1 the Government approved tenant improvement work in the amount of \$573,001.02,

WHEREAS, by LA Number 2 the Government approved changes to the tenant improvement work. The stated intention of the LA was to approve three changes totaling [REDACTED] which should have increased the total approved amount of tenant improvements to \$578,353.02, but the modified total amount approved for tenant improvements listed in Paragraph B was erroneously stated as \$574,590.02,

WHEREAS, the parties hereto desire to amend the above Lease to correct the approved amounts listed in LA 2 and to approve additional cost changes to the tenant improvements. .

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 December 22, 2017 as follows:

- JMB*
- A. The Government has reviewed Lessor's proposal for additional changes in the tenant improvements in the amount of \$121,785.92. ~~00~~ as set forth in the proposal attached to this LA dated November 29, 2017. The Government hereby approves \$64,120.92 of this proposal as requested by Lessor's letter dated December 19, 2017, also attached.
- B. Paragraph B of LA 2 to Lease GS-05P-LIL19118 is deleted in its entirety and replaced with the following:

This Lease Amendment contains 7 pages (including attachments).

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: [REDACTED]
 Name: Robert L. Plummer
 Title: Manager
 Entity Name: Plummer General, LLC
 Date: 12-27-17

FOR THE GOVERNMENT:

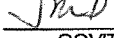
Signature: [REDACTED]
 Name: John Boguslawski
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 12/28/2017

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Ann E. Dietrich
 Title: accountant
 Date: 12-27-17

"By LA No. 2, the Government previously issued approval for the cost of improvements in the amount of \$573,001.02 which cost is amortized in the rent per the Lease, and [REDACTED] to be paid via a lump sum, which increased the total approved cost of the project to \$578,353.02. The additional approved cost herein \$64,120.92, shall be paid in a lump sum amount, along with the previously approved amount of \$5,352.00 increasing the to lump sum amount to be paid to the Lessor to \$69,472.92, as set forth in this LA 3. The total approved cost for tenant improvements, including the lump sum amounts is \$642,473.94. The total approved cost of \$642,473.94 may be adjusted if future changes to the improvements materialize during the build out of the space. Only a Contracting Officer for the General Services Administration has the authority to approve changes under the lease agreement."

- C. After completion of the work and acceptance by the Government, Lessor must submit its invoice in the amount of \$69,472.92 referencing PS Number : **PS0038941** directly to: GSA, Greater Southwest Finance Center (7BCP), PO Box 17181, Fort Worth, Texas 76102 or to the GSA Finance Website at WWW.finance.gsa.gov.

INITIALS: _____ &  _____
LESSOR GOVT