

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-05B-18554**

ADDRESS OF PREMISES

Rodigbaugh Courthouse
401 S. Michigan Street
South Bend, IN 46601-2304

THIS AGREEMENT, made and entered into this date by and between Western Avenue Properties, LLC

whose address is 416 E. Monroe St., Suite 320
South Bend, IN 46601-2328

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 issue the Notice to Proceed to furnish and install Tenant Improvements and Building Specific Security alterations.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:


This Lease Amendment represents your Notice to Proceed (NTP) with the construction of the Tenant Improvements in the amount of \$96,140.00, and with the construction of Building Specific Security alterations in the amount of \$170,595.00. Tenant improvement costs and Building Specific Security costs are amortized into the rent for ten (10) years at the rate of 8.0% as described in the Lease.

The lease requires completion of the construction no later than 90 calendar days from lease award which is established as November 29, 2012, and payments for tenant improvement costs and building specific security costs will be withheld until substantial completion and acceptance by the Government.


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.

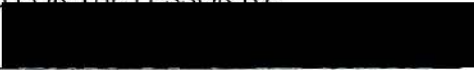
FOR THE LESSOR:

Signature: 
Name: William A. Panzica
Title: Managing Member
Entity Name: WESTERN AVENUE PROPERTIES, LLC
Date: September 12, 2012

FOR THE G

Signature: 
Name: Zlata F. Godel
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 9/13/12

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Christina S. Brooks
Title: Member
Date: September 12, 2012