

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.5
	TO LEASE NO. GS-06P-41001
ADDRESS OF PREMISES 1910 E. KIMBERLY RD DAVENPORT, IA 52807-2033	PDN Number: N/A

THIS AMENDMENT is made and entered into between

LINDUFF PROPERTIES L.C

whose address is: 1910 E. KIMBERLY RD.
DAVENPORT, IA 52808-2033

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 as follows:

The purpose of this Lease Amendment is to establish lease commencement date.

A.) PAGE 1 PARAGRAPH 1 TITLED LEASE TERM IS HERBY DELETED AND REPLACED WITH THE FOLLOWING:

To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by the Lease and continuing for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, **December 21, 2015**, along with any applicable termination and renewal rights, shall be more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.


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:

FOR THE GOVERNMENT:

Signature: 
 Name: Smith
 Title: _____
 Entity Name: Linduff Properties
 Date: 12/23/15

Signature: 
 Name: _____
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 1/4/16

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Michael D. ...
 Title: BROKER
 Date: 1/4/16

B.) PARAGRAPH A 1.03 RENT AND OTHER CONSIDERATION (SEP 2013) IS HEREBY DELETED AND REPLACED WITH THE FOLLOWING:

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM 12/21/2015 – 12/20/2020-	NON-FIRM TERM 12/21/2020 – 12/20/2025
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$20,240.03	\$21,505.05
TENANT IMPROVEMENTS RENT ²	\$ 11,787.83	\$0.00
OPERATING COSTS ³	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$32,027.86	\$21,505.05

¹Shell rent calculation:

(Firm Term) \$13.722054 per RSF multiplied by 1,475 RSF

(Non-Firm Term) \$14.579695 per RSF multiplied by 1,475 RSF

²The Tenant Improvement Allowance of \$58,939.14 is amortized at a rate of 0.00 percent per annum over 5 years.

³Operating Costs rent calculation: \$0.00 per RSF multiplied by 1,475 RSF

All other terms and conditions of the lease shall remain in force and effect.

INITIALS:


LESSOR

&


GOV'T