

**AMENDMENT TO SUBLEASE AGREEMENT
BETWEEN THE CITY OF LINCOLN
AND
GOODWILL INDUSTRIES**

The City of Lincoln (hereinafter called Sublessor) and Goodwill Industries (hereinafter called Sublessee) entered into a sublease agreement executed under Ordinance 19179 for sublease of office space located at 1010 N St., Suite 150, Lincoln, Nebraska in the Gold's Building for the term January 1, 2009 through December 31, 2010. Said Ordinance was passed by City Council and approved by the Mayor on December 31, 2008.

The Sublessor is in need of more office space and an amendment to the lease is necessary to reduce common space identified in the sublease agreement. Pursuant to paragraph 16 of the Sublease Agreement, attached herein as Attachment A, an amendment to the lease must be signed in writing by both parties.

Sublessor and Sublessee each agree to amend the Sublease Agreement executed under Ordinance 19179 in the following manner:

1. Amending the amount of area leased identified on page 1 of the sublease agreement from 159 square feet to 147 square feet.
2. Striking paragraph 3 "Rent" on page 1 of the sublease agreement and amending it to read as follows:
3. Rent. Annual rental is for 147 square feet of subleased office space. The rent schedule is:

<u>Lease Term</u>	<u>Cost Per Square Foot</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
4/1/09 to 12/31/09	\$11.56	\$141.61	\$1,274.49
1/1/10 to 12/31/11	\$11.85	\$145.16	\$1,741.95

Sublessee agrees to pay the Sublessor annual rent in the amount shown above, payable in equal monthly installments as shown above, in advance, commencing on the first day of April, 2009 and continuing monthly thereafter on the first day of each month, the last monthly installment to be due on December 1, 2010. Janitorial and utility services are to be provided and paid by the Landlord, Security National Properties Funding, LLC.

3. Striking paragraph 4 "Leased Premises" on page 2 of the sublease agreement and amending it to read as follows:
4. Leased Premises. Sublessee's rent payment represents payment for 147 square feet as apportioned below:
 - a. Occupied Space. This sublease provides Sublessee with 57 square feet of occupied space at Gold's Building, 1010 N Street, Suite 150, Lincoln, Nebraska, 68508 at the One Stop Career Center.

- b. Common Space. Common space shall be apportioned according to the percentage of occupied space. The parties agree there is in total 5,285 square feet of occupied space and 8,433 square feet of common space. Sublessee is provided with 1.07% of the occupied space. Applying that percentage to the 8,433 square feet of common space, this sublease provides Sublessee with 90 square feet of common space.
- c. Review of space apportionment. A review of the Sublessee's occupied and common space apportionment will be reviewed on a bi-annual basis by the City and by Sublessee at a mutually agreed time to determine the accuracy of the figures. If the occupied and common space figures need to be adjusted after said review, said adjustment will be agreed upon by amendment by both the Sublessor and Sublessee and the rent shall be adjusted in accordance with the rent schedule in paragraph 3.

4. All other terms of the sublease shall remain in effect.

IN WITNESS HEREOF, the undersigned person representing each party does hereby agree and represent that he or she is legally capable to sign the Agreement on behalf of the party and that each party has executed this sublease on this ____ day of _____, 2009.

CITY OF LINCOLN, Sublessor

GOODWILL INDUSTRIES,

Sublessee

Chris Beutler, Mayor
City of Lincoln

Joanne Pickrell 6/15/2009

Joanne Pickrell, Chief Executive Officer
Goodwill Industries
2100 Judson Street
Lincoln, NE 68521

All parties acknowledge that the above signature on behalf of the City of Lincoln is conditional upon the approval of the Lincoln City Council of Lincoln, Nebraska.

Security National Properties Funding, LLC hereby consents to and approves the terms of the foregoing sublease.

SECURITY NATIONAL PROPERTIES
FUNDING, LLC

By: 
Chad Christensen, Vice President Real Estate

Date: 5/26/09