

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 3 REVISED

DATE

TO LEASE NO.  
GS-05B-16200

ADDRESS OF PREMISES **O'HARE LAKES OFFICE PLAZA**  
**2300 East Devon Avenue**  
**Des Plaines, Illinois 60018**

THIS AGREEMENT, made and entered into this date by and between

**FLATROCK PARTNERS II, L.P.**

**OLP Partners, L.L.C. as General Partner**

**C/o Concorde Realty Partners L.L.C**

whose address is **555 Fifth Avenue, 5<sup>th</sup> Floor**

**New York, New York 10017**

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 the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective **OCTOBER 21, 2000**, as follows:

This Supplemental Lease Agreement is issue to: adjust the rent to pay for change orders; adjust rent per Paragraph 17 of Attachment A.; and adjust the rent based on partial occupancy.

1. **TELCO ROOM:**

Per Paragraph 17 of Attachment A, \$.11 per rsf shall be removed from the annual rent because [REDACTED] decided not to move the Telco Room. The new annual rental is as follows: ~~\$4,119,601.71~~ per year, ~~\$343,300.14~~ per month, \$19.41 per rsf.

2. **CHANGE ORDERS:**

~~\$4,119,601.71~~ **\$4,119,850.14** **\$343,320.85**  
\$1,454,369.35 mutually agreed change order amount  
\$101,855.50 credits due Government for build-out agreed to at 3/2/01 meeting  
~~\$402,513.85~~ amount Government is paying for lump-sum  
\$950,000.00 balance to be amortized

Per Paragraph 10 of SLA #2 the above balance is amortized as follows:

- \$500,000 of the \$950,000.00 amortized at 11.5% for ten years = \$7,029.77 per month \$84,357.27 per year
- the remaining \$450,000.00 amortized at 15% for ten years = \$7260.07 per month \$87,120.88 per year

Therefore effective October 21, 2000 the rent increases by \$171,478.15 per year/\$14,289.85 per month. The new annual rent is as follows: ~~\$4,291,079.86~~ per year, ~~\$357,589.99~~ per month, \$20.22 per rsf.

**\$4,291,175.88** **\$357,647.99**

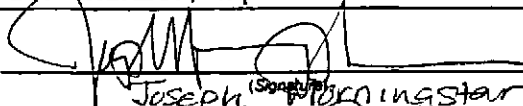
PAGE 1 OF 2

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 above date.

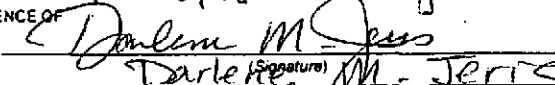
LESSOR

BY

  
Joseph Morningstar  
(Signature)

Assistant Vice President  
(Title)

IN PRESENCE OF

  
Darlene M. Jones  
(Signature)

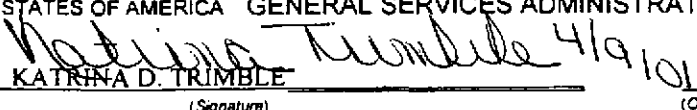
555 Fifth Avenue NY NY  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

KATRINA D. TRIMBLE

(Signature)

  
4/19/01  
(Official Title)

Contracting Officer

3. PARTIAL OCCUPANCY:

Effective October 21, 2000, the Government occupied 202,990 rsf, therefore the rent was as follows 4,104,457.80 at the rate of \$342,038.15 per month which will be paid until the Government takes full occupancy. The rent was computed as follows:

Space not occupied as of 10.21.00:

Fitness Center	-	5,581rsf
Supply Room	-	3,683rsf

Effective November 6, 2000: the Government occupied 206,673 rsf, at an annual rental of \$4,178,928.06 at the rate of \$348,244.01 per month in arrears.

Space not occupied as of 11.6.00:

Fitness Center	-	5,581rsf
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Effective December 11, 2000: the Government occupied 212,254 rsf at an annual rental of ~~\$4,291,079.86~~ at the rate of ~~\$357,589.99~~ per month in arrears.

\$4,291,175.88      \$357,647.99