

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 13

DATE

TO LEASE NO.  
GS-05B-16200

ADDRESS OF PREMISES

2300 East Devon Avenue  
Des Plaines, Illinois 60018

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

O'Hare Lake 2300-A LLC

whose address is 2200 East Devon Avenue Suite 314

Des Plaines, Illinois 60018

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, August 1, 2006, as follows:

This Supplemental Lease Agreement (SLA) No. 13 is issued to incorporate suite 210 and suite 262, and hereby called Block "A", (see attached Exhibit "A"), consisting of 3,499 rentable square feet (2,944 usable) of office space. And to amend the new square footage to reflect a total of 225,044 net rentable square feet. And to establish a new monthly and annual rental amount of the entire leased area. The expansion space Block "A" shall be acceptable in an **AS IS CONDITION**.

The Government may terminate the lease on Block "A" at any time, by giving at least 60 days written notice to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the mailing. Rental for a period of less than a full month will be prorated.

**Amendment to Lease:**

The first sentence of Paragraph 1 of Standard form 2 (SF2), "The Lease", is hereby amended and the following sentence is substituted in lieu thereof:

"225,044 net rentable square feet of offices and related space which yields 188,539<sup>AK</sup> net usable square feet of space"...

The first sentence of Paragraph 3 of the Lease describing rent is amended to read: "The Government shall pay the Lessor an annual rent of \$4,770,847.01 at a rate of \$397,570.58 per month in arrears".

(Continued, PAGE 2 of 2), plus EXHIBIT "A".

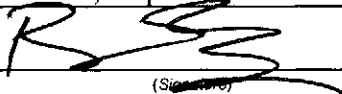
All other terms and conditions of the lease shall remain in full force and effect.

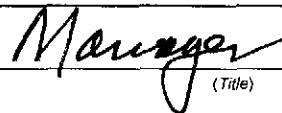
PAGE 1 of 2  
Plus EXHIBIT "A"

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR

BY

  
(Signature)

  
(Title)

IN PRESENCE OF

  
(Signature)

2200 EAST DEVON AVENUE, SUITE 314  
DES PLAINES, IL  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY



Brian Krasowski

(Signature)

Contracting Officer

(Official Title)

**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT No 13 (revised)  
GS-05B-16200  
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The Supplemental Lease Agreement #13 hereby amends this lease to provide for the following:

Block "A", (Suites 210 and 262), consisting of 3,499 rentable square feet, 2,944 usable square feet is being taken in "AS IS CONDITION". (See attached Exhibit "A").

The Government may terminate the lease on Block "A", 3,499 rentable square feet at any time, by giving at least 60 days written notice to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the mailing. Rental for a period of less than a full month will be prorated.

The additional square footage of 3,499 rentable square feet is provided to the Government in accordance with paragraphs 12, 13, and 19 of Attachment A of the Lease. The rental breakdown on the 3,499 rentable square feet is in accordance with the established rental rates of \$16.50 per rentable square foot, \$4.18 per rentable square foot for the operating cost base rate, plus escalations, and \$3.41 for the real estate taxes.

Furthermore, the existing tax base rate on the remaining space will not change and shall remain in accordance with SLA#11 of the lease.

Therefore, the Government will pay the Lessor a new annual rent, which is being increased by \$74,458.72 at the rate of \$6,204.89 per month in arrears. The new total rent will be \$4,770,847.01.

1. The Government will occupy 32.70% of the O'Hare Lake Office Plaza Complex.
2. In accordance with SLA #11, the tax pro-ratio cited in the last sentence of Paragraph 13 of the SF-2 is hereby increased from 90.5% to 91.9%.

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

INITIALS: Lessor  and Government 