

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2

DATE

12/6/2010

TO LEASE NO.
GS-05B-17975

ADDRESS OF PREMISES: Woodland Park Willowbrook
555 Plainfield Road, Suite A
Willowbrook, Illinois 60527-7603

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

Standard Bank & Trust Company land trust #15232, dated April 25, 1996
whose address is Woodland Park - Willowbrook, L.L.C., as beneficiary
16W347 West 83rd Street, Suite A
Burr Ridge, Illinois 60527-7603

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 establish the base for annual Real Estate Tax adjustments.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 19, 2010 as follows:

The purpose of this Supplemental Lease Agreement is to establish the cost basis for annual Real Estate Tax adjustments as follows:

Therefore, the Attachment to SF-2 (Standard Form 2), U.S. Government Lease for Real Property shall have language added as Paragraph 24 as follows:

"24. For the purpose of annual real estate tax adjustments, the real estate tax cost base, in accordance with Paragraph 3.3 of the Solicitation for Offers, shall be \$1.40 per rentable square foot, or \$13,127.80 annually."

The current rental rate is \$31.92 per rentable square foot. This rate is comprised of the following:

Shell Rent	\$15.50
Operating Expense	\$ 3.62
Real Estate Taxes	\$ 1.40
Tenant Improvements	<u>\$11.40</u>
	\$31.92

The Government leases 9,377 square feet of rentable space (11.2% of the building) in a single story building at Woodland Park - Willowbrook, 555 Plainfield Road, Suite A, in Willowbrook, Illinois 60527-7603). Included in the rental consideration are thirty-eight (38) surface parking spaces.

The lease term commenced April 19, 2010 and will terminate on April 30, 2020, unless terminated pursuant to Paragraph 4, termination rights, of the SF-2, U.S. Government Lease for Real Property.

The annual rental shall be adjusted for operating cost and real estate tax adjustments pursuant to sections 3.3, 3.5 and 3.6 of the Solicitation of Offers

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

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

LESSOR Standard Bank & Trust Company land trust #15232, dated April 25, 1996 Woodland Park - Willowbrook, L.L.C., as beneficiary

BY

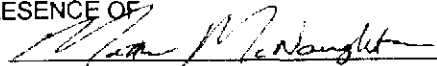


(Signature)

MANAGER

(Title)

IN PRESENCE OF



(Signature)

16W347 83rd St, Burr Ridge, IL 60527

(Address)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION

BY



CHRISTINE BECKER (Signature)

CONTRACTING OFFICER