

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. LIL18008	DATE 08/24/2010	PAGE 1 of 2
ADDRESS OF PREMISES 1550 North Northwest Highway, Park Ridge, IL 60068			

THIS AGREEMENT, made and entered into this date by and between: **Park Ridge Medical Building, LLC**, whose address is: 7501 Lemont Road, Suite 300, Woodridge, IL 60517

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **August 24, 2010**, as follows: Supplemental Lease Agreement No.2 is issued to amend the original Lease Agreement and Supplemental Lease Agreement No. 1 to establish the monthly/annual rental rate to include actual Tenant Improvement costs. All other terms and conditions remain the same.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 24, 2010 as follows:

Paragraph 3 is hereby amended to establish the effective rent rate as follows:

3. The Government shall pay the Lessor rent in accordance with the terms specified in Lease No. LIL18008. Tenant Improvement build-out was completed and accepted by the Government on August 24, 2010. Per Supplemental Lease Agreement No. 1, payment of Tenant Improvements were to be included in the rent only upon completion of Tenant Improvement construction and acceptance of the leased space by an authorized Government official. Tenant Improvements are enumerated in this Supplemental Lease Agreement No. 2. The amended rent as of August 24, 2010 is as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>
Year 1			
07/01/2010 - 07/03/2010	\$179,306.67	\$14,942.22	\$25.38
08/01/2010 - 08/23/2010	\$179,306.67	\$14,942.22	\$25.38
08/24/2010 - 08/31/2010	\$204,905.27	\$17,075.4392	\$29.00
09/01/2010 - 06/30/2010	\$204,905.27	\$17,075.4392	\$29.00
Years 2 - 6	\$204,905.27	\$17,075.4392	\$29.00
07/01/2010 - 06/31/2015			
Years 6 - 10	\$193,447.64	\$16,120.64	\$27.385
07/01/2015 - 06/30/2020			

Rent and Operating Cost pass throughs for a lesser period shall be prorated. Rent checks shall be made payable to: **Park Ridge Medical Building, LLC**, 7501 Lemont Road, Suite 300, Woodridge, IL 60517

Paragraph 6(A)(i) is hereby amended to establish the rental consideration owed by the Lessor as follows:

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- Tenant Improvement shall be all alterations for the Government demised area from existing conditions of the leased space. The Agreed upon Tenant Alteration amount is \$121,668.59, or \$19.8061 per ANSI BOMA (Usable) square foot. Such alterations shall be described and identified in the drawings used to construct the Government demised area, as stated in SFO No. LIL18006.

Paragraph 18 is hereby amended to establish the Tenant Improvement amount as follows:

18. The tenant build out will conform to the specifications in the Lease and all attachments, and are to be provided by the Lessor as part of the total rental payment. In accordance with Paragraph 1.10 of the Lease, the Lessor agrees to provide up to \$121,668.59 toward the cost of the Tenant Improvements. The tenant build out cost of \$121,668.59 (based on actual Tenant Improvement costs) is amortized for a period of 6 years at 8%. Therefore, the amortized tenant build out costs are \$25,598.94 per annum or \$3.62 per rentable square foot. Pursuant to Paragraph 1.11 of the Lease, in the event the Tenant Improvement Cost is less than the amount provided above, the Lessor agrees to refund such difference in the form of reduction of base rent using an 8% amortization rate. The refund will be a credit of the rent equally spread out throughout the firm lease term (6 years). In the event that the Tenant Improvement Cost is greater than the amount provided above, Lessor agrees to amortize the additional cost at 8% throughout the firm lease

INITIALS:  & 
LESSOR & GOVT

Paragraph 30 is hereby amended to establish the effective rent rate as follows:

30. The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] per rentable square foot over the firm term of the lease, which was amended in Supplemental Lease Agreement No. 1 to be six (6) years. The revised commission amount owed to Jones Lang LaSalle is [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is amended to be [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit, or [REDACTED], to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this Lease. The Lessor has already paid Jones Lang LaSalle commission in the amount of \$12,363.75. The Lessor owes the remainder of the commission, or [REDACTED] upon full execution of this Supplemental Lease Agreement No. 2.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and will continue until the commission credit has been accounted for.

The monthly rent adjusted for the commission credit is as follows:

Rent Period	Scheduled Monthly Rent	Scheduled Monthly Shell Rent	Commission Credit Owed	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1 7/1-7/30	\$14,942.22	\$12,537.1392	[REDACTED] (of which has already been applied)	[REDACTED]	[REDACTED] (PAID)
Month 2 8/1-8/31	\$15,467.7743	\$12,537.1392	[REDACTED]	\$0.00	[REDACTED]
Month 3 9/1-9/30	\$17,269.6750	\$12,537.1392	\$0	\$0	\$17,269.6750

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

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above

LESSOR

SIGNATURE

[Signature]

NAME OF SIGNER

CHET BARON

ADDRESS

1180 RENAISSANCE DRIVE SUITE 104 PARKVILLE IL 60066

IN PRESENCE OF

SIGNATURE

[Signature]

NAME OF SIGNER

KRISTINA SCOTT

ADDRESS

1180 RENAISSANCE DRIVE SUITE 104 PARKVILLE IL 60066

UNITED STATES OF AMERICA

SIGNATURE

[Signature]

NAME OF SIGNER

DAIR JONES

OFFICIAL TITLE OF SIGNER

LEASING CONTRACTING OFFICER