

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 2  
PS0020756  
PS0020618  
PS0022230

DATE

4/19/2012

TO LEASE NO. GS-05B-18099

ADDRESS OF PREMISES 525 W. Van Buren Street, Chicago, IL 60607

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

whose address is SEE INSERT No. 1 attached in SLA Page 3 of 3

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

WHEREAS, the parties hereto desire to amend the effective date of the Lease based on acceptance of the completed Tenant Improvements by the Government.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, with an effective date of November 29, 2011, as follows:

- I. Paragraph 2 of Standard Form-2 of the lease is hereby deleted in its entirety and replaced with the following:
  2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 29, 2011 through November 28, 2021, subject to termination and renewal rights as may be hereinafter set forth.
- II. Paragraph 3 of Standard Form 2 of the lease is hereby deleted in its entirety and replaced with the following
  3. The Government shall pay the Lessor annual rent in arrears, per the following schedule:

Year 1:	\$2,000,208.42
Year 2:	\$2,025,248.42
Year 3:	\$2,050,288.42
Year 4:	\$2,075,328.42
Year 5:	\$2,100,368.42

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

Page 1 of 3

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

LESSOR See Signature Insert attached

BY

  
(Signature)

EXECUTIVE VICE PRESIDENT  
(Title)


IN PRESENCE OF

  
(Signature)

1604 SANTA ROSA RD., SUITE 243  
RICHMOND, VA 23229  
(Address)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY

  
(Signature)

Contracting Officer  
(Official Title)

Year 6:	\$1,594,547.20
Year 7:	\$1,619,587.20
Year 8:	\$1,644,627.20
Year 9:	\$1,669,667.20
Year 10:	\$1,694,707.20

Rent for a lesser period will be prorated. The lease is not subject to Operating Cost Escalations. The lease is subject to Real Estate Tax adjustments.

Rent checks shall be made payable to : SEE INSERT No. 2 attached to SLA Page 3 of 3

III. Paragraph 18 of Standard Form 2 of the leases is hereby deleted in its entirety and replaced with the following:

18. Tenant Improvements. 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. Therefore, the total amortized tenant build out costs are \$2,179,887.24. Pursuant to Paragraph 3.3 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 a reduction of the base rent using a 7% amortization rate. The refund will be a credit of the rent equally spread throughout the firm lease term (5 years).

IV. The following Paragraph 25 is added to the Lease at the end of Standard Form 2 following Paragraph 24:

25. By letters dated July 27, 2011, October 4, 2011, October 13, 2011 and November 23, 2011, the Government approved the cost for construction of tenant improvements within the premises in the amount of \$3,786,154.00. The amount approved for Block A is \$2,605,588.00 and the amount approved for Block B is \$1,180,566.00. Lessor will amortize \$2,179,887.24 in the annual rent as follows, \$1,522,751.04 will be amortized for Block A and \$657,136.20 will be amortized for Block B. The remaining \$1,606,266.76 will be paid to Lessor via a lump sum payment under the following terms:

\$1,082,836.96 for Block A and allocated to PS0020756  
\$466,937.80 for Block B and allocated to PS0020618  
\$56,492.00 for Block B and allocated to PS0022230

Lessor must submit invoices for the above amounts referencing appropriate PS Number directly to: GSA, Greater Southwest Finance Center (7BCP), PO Box 17181, Fort Worth, Texas 76102 or to the GSA Finance Website at [WWW.finance.gsa.gov](http://WWW.finance.gsa.gov).

INITIALS: MSW & JMB  
LESSOR GOV

Insert No. 1:

"NNN CONGRESS CENTER, LLC, GREIT - CONGRESS CENTER, LLC, NNN CONGRESS CENTER 1, LLC, NNN CONGRESS CENTER 2, LLC, NNN CONGRESS CENTER 3, LLC, NNN CONGRESS CENTER 4, LLC, NNN CONGRESS CENTER 5, LLC, NNN CONGRESS CENTER 6, LLC, NNN CONGRESS CENTER 7, LLC, NNN CONGRESS CENTER 8, LLC, NNN CONGRESS CENTER 10, LLC, NNN CONGRESS CENTER 11, LLC, NNN CONGRESS CENTER 12, LLC, NNN CONGRESS CENTER 13, LLC, NNN CONGRESS CENTER 14, LLC, NNN CONGRESS CENTER 15, LLC, NNN CONGRESS CENTER 16, LLC, and NNN CONGRESS CENTER 17, LLC, each one a Delaware limited liability company (collectively, "**Lessor**"), acting by and through Triple Net Properties Realty, Inc. ("**Agent**" for Landlord) c/o Daymark Realty Advisors, Inc. or Triple Net Properties Realty, Inc.  
1551 North Tustin Avenue  
Suite 200  
Santa Ana, CA 92705  
Attn: Real Estate Notice Department"

Insert No. 2:

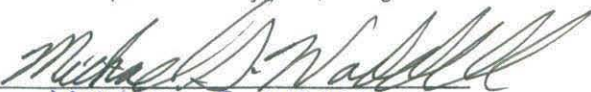
"NNN Congress Center, LLC  
2376 Paysphere Circle  
Chicago, IL 60674-0023"

Insert No. 3:

"LESSOR:

NNN CONGRESS CENTER, LLC, GREIT - CONGRESS CENTER, LLC, NNN CONGRESS CENTER 1, LLC, NNN CONGRESS CENTER 2, LLC, NNN CONGRESS CENTER 3, LLC, NNN CONGRESS CENTER 4, LLC, NNN CONGRESS CENTER 5, LLC, NNN CONGRESS CENTER 6, LLC, NNN CONGRESS CENTER 7, LLC, NNN CONGRESS CENTER 8, LLC, NNN CONGRESS CENTER 10, LLC, NNN CONGRESS CENTER 11, LLC, NNN CONGRESS CENTER 12, LLC, NNN CONGRESS CENTER 13, LLC, NNN CONGRESS CENTER 14, LLC, NNN CONGRESS CENTER 15, LLC, NNN CONGRESS CENTER 16, LLC, and NNN CONGRESS CENTER 17, LLC, each one a Delaware limited liability company

By: Triple Net Properties Realty, Inc., its Agent

By:   
Name: MICHAEL S. WADDELL  
Title: EXECUTIVE VICE PRESIDENT