

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO.1

DATE
9/21/11

TO LEASE NO.
GS-05B-18563

ADDRESS OF PREMISES 1901 Butterfield Road
Downers Grove, Illinois 60515-7915

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

HP AG Esplanade at Locust point IV Limited partnership c/o Hamilton Partners
whose address is 300 Park Blvd.
Itasca, IL 60143

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 September 21, 2011, as follows:

This Supplemental Lease Agreement is being issued to correct the annual rent table.

Therefore, the SF-2 to lease GS-05B-18563, No. 3 is deleted in its entirety and replaced with the following:

The Government shall pay the Lessor the following annual rent:

Lease Year	Shell/Base Rent	Real Estate Taxes	Operating Costs	Total Rental Rate	Annual Rent
1	13.66	7.35	1.89	22.90	221,626.20
2	14.07	7.35	1.89	23.31	225,594.18*
3	14.49	7.35	1.89	23.73	229,658.94
4	14.92	7.35	1.89	24.16	233,820.48
5	15.37	7.35	1.89	24.61	238,175.58
6	15.83	7.35	1.89	25.07	242,627.46
7	16.31	7.35	1.89	25.55	247,272.90
8	16.80	7.35	1.89	26.04	252,015.12
9	17.30	7.35	1.89	26.54	256,854.12
10	17.82	7.35	1.89	27.06	261,886.68

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

LESSOR HP AG Esplanade at Locust Point IV Limited Partnership c/o Hamilton Partners

BY

(Signature)

(Title)

IN PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Diana K. George

(Signature)

Contracting Officer

(Official Title)

***The Government will not be responsible for paying rent, operating expenses or real estate taxes for January, February and March and no remodeling requirement will be applied.**

Rent checks shall be made payable to:

Hamilton Partners
300 Park Blvd.
Itasca IL 60143

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

LESSOR

BY
(Initial)

UNITED STATES OF AMERICA

BY
(Initial)