

SUPPLEMENTAL LEASE AGREEMENT

Number 1

Lease Number: GS-05B-18682

Date: December 14, 2011

NAME AND ADDRESS OF BUILDING:

O'Hare Lake Office Park
2400 East Devon Avenue
Des Plaines, Illinois 60018-4619

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

whose address is O'Hare Lake 2400 LLC
2200 East Devon Avenue, Suite 314
Des Plaines, Illinois 60018-4510

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 extend the term and annual rent amount.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective November 8, 2011 as follows:

The purpose of this Supplemental Lease Agreement is to relocate a portion of the leased premises from the third floor to the first floor of the building and change the annual rental amount.

Therefore, GSA form SF-2, U.S. Government Lease for Real Property, Sections 1.A., 3, 13, 16, and 25, are deleted in their entirety and replaced with the following:

"1. A. A total of approximately 8,050 rentable square feet (RSF), consisting of 7,000 ANSI/BOMA Office Area square feet (USF) of space, 5,984 RSF (5,203 USF) to be located on the third floor and 2,066 RSF (1,797 USF) to be located on the first floor at O'Hare Lake Office Park, 2400 East Devon Avenue, IL 60018-4619 as indicated on Attachments A and B - Floor Plans, to be used for such purposes as determined by the General Services Administration."

"3. The Government shall pay the Lessor an annual rent of \$190,919.50 at a rate of \$15,909.95 per month or \$23.72 per RSF in years for Years 1-15. In years 16-20, the Government shall pay the Lessor an annual rent of \$173,370.50 at the rate of \$14,447.54 per month, or \$21.54 per RSF. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

O'Hare Lake 2400 LLC
2200 E. Devon Avenue, Suite 314
Des Plaines, IL 60018-4510"

"13. In accordance with SFO paragraph 4.3 entitled, *Operating Costs*, the base is established as \$41,405.53 per annum based on the Government's occupied space of 5,984 RSF (5,203 USF) on the third floor and 2,066 RSF (1,797 USF) on the first floor. If necessary, the lease shall be amended by supplemental lease agreement after the actual field measurement to establish the square footage and rental in compliance with the terms of the lease."

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All other terms and conditions of the Lease, and as it may have been modified by any and all subsequent Supplemental Lease Agreements, shall remain in full force and effect.

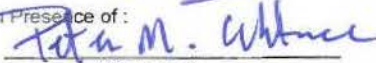
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, O'HARE LAKE 2400, LLC

By: 

MANAGER
TITLE

In Presence of:


(Signature)

(Address)

United States Of America, General Services Administration, Public Buildings Service.

By: 

CONTRACTING OFFICER
(Official Title)

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"16. The total net usable square foot area referred to in Paragraph 1 of this lease is subject to adjustment but may not exceed the maximum limitation, nor the minimum usable square foot requirement defined in the Solicitation of Offers. Should there be any adjustment in the square footage delivered, which will be determined through mutual field measurement, the per annum rental referred to above shall be adjusted on the basis of \$27.27 per usable square foot per annum. If necessary, the lease shall be amended by supplemental lease agreement after the actual field measurement to establish the square footage and rental in compliance with the terms of the lease. Should the leased space not offer the minimum usable square footage required, this lease may be declared null and void by the Government, with no further obligation on the part of either party."

"25. In accordance with SFOI paragraph 2.5, Broker Commission and Commission Credit, Jones Lang LaSalle ("JLL") is the authorized real estate broker representing GSA in connection with this Lease transaction. The Lessor and JLL have agreed to a cooperating Lease commission of [REDACTED] per rentable square foot per year of the firm term. This equates to roughly [REDACTED] of the firm term value of this Lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon Lease execution and payable (i) one-half (1/2) when the Lease is fully executed and (ii) the balance upon the earlier of Tenant's occupancy of the premises pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.5, only [REDACTED], which is [REDACTED] of the Commission, will be payable to JLL when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit") shall be credited to the shell rental portion (less real estate taxes) of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payment and continue until the credit has been fully recaptured. The monthly rent schedule for the firm term is as follows:

Months	Total Monthly Rent	Monthly Shell Rent (Less taxes)	Commission Credit	Total Net Monthly Rent
1-5	\$15,909.95	\$8,672.13	[REDACTED]	\$ [REDACTED]
6-180	\$15,909.95	\$8,672.13	\$ 0.00	\$15,909.95*

LESSOR

GOVERNMENT