

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-05B-18841
ADDRESS OF PREMISES 231 S. LASALLE STREET CHICAGO, IL 60604-1426	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between

SL 231 LaSalle St. LLC, Gefen Chicago LLC, and Gefen Chicago II LLC

whose address is: Attn: General Manager  
 Jones Lang LaSalle Americas  
 231 S. LaSalle Street, 4<sup>th</sup> Floor  
 Chicago, IL 60606

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 revise the Leadership in Energy and Environmental Design and Green Lease Submittal requirements.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon mutual execution of this Lease Amendment as follows:

This Lease Amendment contains 6 pages.

All remain in force and effect.  
 signed their names as of the below date

**FOR THE G**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 6-26-13

Entity Name: Gefen Chicago LLC  
 Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Vice President  
 Entity Name: Gefen Chicago II LLC  
 Date: 6-12-13

**WITNESSE**  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 6-12-13

Paragraph 3.51 is deleted in its entirety and replaced with the paragraph below.

### 3.51 LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) (DEC 2010)

A. Intentionally deleted

B. Intentionally deleted.

C. The tenant space must meet the requirements of LEED®-CI (Leadership in Energy and Environmental Design for Commercial Interiors) Certified level at a minimum provided that the Government receives the necessary 12 TI credits above the 28 Lessor committed building shell credits (see attached checklist). The successful Lessor, at the Lessor's expense, shall obtain certification from the U.S. Green Building Council (USGBC) within 12 months of project occupancy. For requirements to achieve certification, Lessor must refer to latest version at the time of submittal of the LEED®-CI Reference Guide at <http://www.iccsafe.org>. At completion of LEED® documentation and receipt of final certification, the Lessor must provide the Government two electronic copies on compact disks of all documentation submitted to USGBC. Acceptable file format is Adobe PDF copied to disk from the LEED®-Online workspace and templates. In addition, the Lessor will provide the Government viewing access to the LEED®-Online workspace during design and through the term of the Lease.

D. Prior to the end of the first 12 months of occupancy, if the Lessor fails to achieve LEED® certification, the Government shall implement a corrective action program to achieve LEED® certification and deduct its costs (including administrative costs) from the rent. If the Government fails to achieve a minimum of 12 TI LEED credits this paragraph shall be null and void.

E. Any building shell modifications necessary for the space to meet the 28 building shell requirements of LEED®-CI (Leadership in Energy and Environmental Design for Commercial Interiors), certification by the U.S. Green Building Council, shall be noted and incorporated into the Construction Drawings and shall be included as part of the building shell costs. The Lessor must coordinate any such requirements to meet LEED®-CI Certified level for the TI's with the building shell. Government TI LEED credits shall be paid for out of the TI Allowance.

Paragraph 4.05 is deleted in its entirety and replaced with the paragraph below.

### 4.05 GREEN LEASE SUBMITTALS (SEPT 2011)

A. After award, the Lessor shall submit to the LCO:

1. Product data sheets for floor coverings, paints and wall coverings, ceiling materials, all adhesives, wood products, suite and interior doors, subdividing partitions, wall base, door hardware finishes, window coverings, millwork substrate and millwork finishes, lighting and lighting controls, and insulation to be used within the leased space. This information must be submitted NO LATER THAN the 5 working days after final material selection.

2. Material safety data sheets (MSDS) or other appropriate documents upon request for products listed in the lease.

3. Re-use plan required in accordance with the "Existing Fit out, Salvaged, or Re used Building Material" paragraph in the lease.

4. Any waiver needed when not using materials from the CPG and RMAN lists of acceptable products in accordance with the "Recycled Content Products" paragraph in the lease.

5. Radon test results as may be required by the "Radon in Air" and "Radon in Water" clauses in the lease.

6. Construction waste management plan: Prior to construction commencement, a proposed plan following industry standards to recycle construction waste. The construction waste management plan shall quantify material diversion goals and maximize the materials to be recycled and/or salvaged (at least 50 percent) from construction, demolition, and packaging debris. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government, upon written request of the Lessor and approval of the LCO, may permit alternative means of disposal.

INITIALS:



  
LESSOR

&

  
GOVT



7. Building recycling service plan: A building recycling service plan with floor plans annotating recycling area(s) as part of DIDs to be reflected on the CD submission.
8. A signed statement from the Lessor for the leased space provided to the LCO explaining how all HVAC systems serving the leased space will achieve the desired ventilation of the space during the flush-out period called for in the Lease.
9. A written commissioning plan submitted to the LCO prior to start of construction that includes:
  - a. A schedule of systems commissioning (revised as needed during all construction phases of the project, with such revisions provided to the LCO immediately); and
  - b. A description of how commissioning requirements will be met and confirmed.
10. At completion of LEED®, documentation and receipt of final certification, along with two electronic copies of all supporting documentation for certification on compact disk.

INITIALS:  LESSOR &  GOVT