

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-05P-LIL19221
ADDRESS OF PREMISES 175 W. JACKSON BOULEVARD, SUITES 1330 AND 1450 CHICAGO, IL 60604	PDN Number -- PS0036463

THIS AMENDMENT is made and entered into between 175 Jackson LLC

whose address is: 175 W. Jackson Boulevard, Suite 2250
Chicago, IL 60604-2602

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

WHEREAS, the parties hereto desire to amend the above Lease.

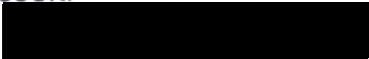
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

- 1) To incorporate Change Order 5 into the Lease; and
- 2) To incorporate the punch list at substantial completion as "Exhibit A," inclusive of follow-up inspection dates; and
- 3) To replace the LEASE TERM; and
- 4) To establish the termination date of the lease; and
- 5) To establish the total cost of the TIs and BSAC and provide the method of payment

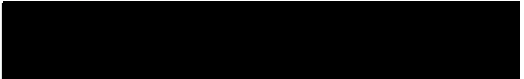
This Lease Amendment contains 13 pages including Exhibit 'A'

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


FOR THE LESSOR:

Signature: 
Name: Mosh Spitzer
Title: SVP
Entity Name: 175 JACKSON LLC
Date: 3-12-2017

FOR THE GOVERNMENT:

Signature: 
Name: Christine M. Reynolds
Title: Lease Contracting Officer
General Services Administration
Date: 3-14-17

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: KRISTINE SPITZER
Title: SVP
Date: 3-12-2017

- 1.) You are hereby authorized to proceed with the Change Orders listed below in the total amount of [REDACTED] Total cost includes all Lessor fees, overhead and profit. Per this Lease Amendment the Change Orders have been reviewed and found fair and reasonable.

You are hereby authorized to proceed with construction of tenant improvement for the following changes:

C/O #	Date	Description	Amount
5	3/1/2017	Signage	[REDACTED]
TOTAL			[REDACTED]

The total amount (lump sum payment) of [REDACTED] will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

- 2.) The SEC Chicago, IL Punch List dated March 3, 2017 (attached as Exhibit A) shall be incorporated into the Lease.
 3.) LEASE TERM is deleted in its entirety and replaced with the following:

To Have and To Hold the said Premises with its appurtenances for the term beginning on [REDACTED] and continuing for a period of [REDACTED], subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the Government.

- 3.) Section 1.05 TERMINATION RIGHTS is deleted in its entirety and replaced with the following:

1.05 TERMINATION RIGHTS

The Government may terminate this Lease, in whole or in part at any time effective after [REDACTED] by providing not less than 90 days prior written notice. The effective date of the termination shall be the day following the expiration of the required notice period or termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

- 4.) "The Government and Lessor agree that the final Tenant Improvement costs, including all approved change orders, is \$7,117,889.65.

Of the \$7,117,889.65 Tenant improvement costs, the \$3,671,501.25 are amortized into the rent over 60 months at the rate of 4.0% as described in the Lease. In addition, the Lessor has agreed to credit the Government \$783,858.64 in additional TI paid for in the prior Lease and documented in Tenth Lease Amendment to Lease SEC-0101-CH, dated June 28, 2016. The remaining balance of \$2,662,529.76 (\$7,117,889.65 - \$3,671,501.25 - \$783,858.64) shall be paid to Lessor upon completion, inspection, and acceptance of the space as described herein.

The Government shall reimburse the Lessor in a lump sum payment in the amount of \$2,662,529.76 upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Lease Contracting Officer.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Lease Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Additional assistance is available from the Finance Customer Service Line at 817-978-2408. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

General Services Administration
 P.O. Box 17181
 Fort Worth, TX 76102-0181

A Copy of the invoice must be provided to the Project Manager at the following address:

General Services Administration
 ATTN: Ann Opalinski

INITIALS: RS LESSOR & CR GOVT

230 S. Dearborn Street, Suite 3300
Chicago, IL 60604

A proper invoice must include the following:

- Invoice Date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease Contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN #0036463

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

All other terms and conditions shall remain in full force and effect.

INITIALS: AS & CR
LESSOR GOVT
