

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-05P-LIL19015
ADDRESS OF PREMISES: 485 E. Half Day Road, Suite 340 Buffalo Grove, IL 60089-8806	PDN Number: PS0032598

THIS AGREEMENT, made and entered into this date by and between Millbrook IV, LLC

whose address is: 485 E. Half Day Road, Suite 220  
Buffalo Grove, IL 60089-8806

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

WHEREAS, the parties hereto desire to amend the above Lease issued to establish the date of completion of Tenant Improvements and beneficial occupancy.

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 December 3, 2015, as follows:

Lease Term of GSA Form L201C is hereby deleted and replaced with:

**LEASE TERM**

To Have and To Hold the said Premises with its appurtenances for the term beginning on December 3, 2015 and continuing through December 2, 2030 for a period of subject to termination and renewal rights as may be hereinafter set forth.

Paragraph 1.05 of the Lease is hereby deleted and replaced with:

**"1.05 TERMINATION RIGHTS (AUG 2011)**

The Government may terminate this Lease, in whole or in part, at any time effective after December 2, 2025, the Firm Term of this Lease, by providing not less than 180 days' prior written notice to the Lessor. The effective date of the termination shall be the day

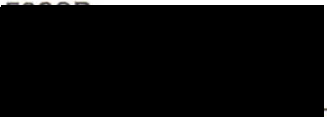
This Lease Amendment contains 2 pages.

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

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


FOR THE LESSOR

FOR THE GOVERNMENT

Signature:   
Name: Diane Heckman  
Title: President  
Entity Name: Millbrook IV LLC  
Date: 1/13/2016

Signature:   
Name:   
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 1-13-2016

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Michael Jackson  
Title: Director of Property Management  
Date: 1/13/2016

following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination."

Paragraph 1.08 of the Lease is hereby deleted and replaced with:

**"1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)**

The date of substantial completion of the Tenant Improvements (TI) and Building Specific Amortized Capital (BSAC) is established as December 3, 2015. The Government and Lessor agree that the final Tenant Improvement costs, including all approved change orders, is \$295,029.60.

Of the \$295,029.60 Tenant improvement costs, only \$258,729.75 are amortized into the rent for ten (10) years at the rate of 7% as described in the Lease. The remaining \$36,299.85 shall be paid to Lessor upon completion as described herein.

The Government shall reimburse the Lessor in a lump sum payment in the amount of \$36,299.85 (TI payment of \$36,299.85), 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](http://www.finance.gsa.gov). Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Attn: GSA LEASE CONTRACTING OFFICER – CHRISTINE REYNOLDS  
327 S CHURCH ST  
ROCKFORD IL 61101-1316

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 # PS0032598

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

INITIALS:  &   
LESSOR GOV'T