

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 15

DATE
August 2, 2007

TO LEASE NO.
GS-05B-16200

ADDRESS OF PREMISES

2300 East Devon Avenue
Des Plaines, Illinois 60018

*This replaces the
previous SLA 15*

THIS AGREEMENT, made and entered into this date by and between
O'Hare Lake 2300-A LLC
whose address is 2200 East Devon Avenue Suite 314
Des Plaines, Illinois 60018
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called

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, March 1, 2008, as follows:

This Supplemental Lease Agreement (SLA) No. 15 is issued to expand the Premises of this lease by 2,190 RSF (rentable square feet), 1,835 usable square feet. And to establish a new monthly and annual rental amount of the leased premises. The Government will expand into Suite 374, hereby called Block "B", to be built out in accordance with the attached drawings marked Exhibit B. The Government may terminate the lease on Block "B" at any time, by giving at least 60 days written notice to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the mailing. Rental for a period of less than a full month will be prorated. The leased premises will increase from 225,044, RSF, to a total of 227,234 RSF of office space.

The Tenant Improvement (T.I.) costs totals \$111,429.00. The Landlord will amortize \$46,914.50 of this amount over a 60 month term using 0% interest. This amount is included in the rent, (see attachment A for the calculations). The entire remaining balance of the T.I.'s, \$64,514.50 will be at Lessor's sole cost and expense. In the event this lease is terminated or expires before February 28, 2013 and is not renewed or extended before the 60 month amortization of the T.I.'s, the Government agrees to pay a lease termination fee to reimburse Lessor for all unamortized T.I. costs, (see Attachment A for the calculations and example of the lease termination fee).

Therefore, the Lessor hereby leases to the Government a total of 227,234 rentable square feet of office space, 190,374 usable square feet. The lease term for Suite 374 will be coterminous with the existing lease, unless renewed or terminated by the Government.

Therefore, effective on March 1, 2008 the rent shall increase by \$56,292.72 per annum or \$4,691.06 per month for the additional space and build out of Suite 374.

NOTE: As of March 1, 2013, the rent shall decrease by \$9,382.92 per year or \$781.91 per month due to the completed pay off of the amortized government funded Tenant Improvements.

Amendment to Lease:

The first sentence of Paragraph 1 of Standard form 2 (SF2), "The Lease", is hereby amended and the following sentence is substituted in lieu thereof:

"227,234 net rentable square feet of offices and related space which yields 190,374 net usable square feet of space"...

Paragraphs 2, and 3, of SLA #13, "Amendment to Lease" and SLA #13 "Attachment A", are hereby amended:

The first sentence of Paragraph 3 of the Lease describing rent is amended to read: "The Government shall pay the Lessor an annual rent of \$4,876,215.21 at a rate of \$406,351.27 per month in arrears".

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

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Plus EXHIBIT "B"

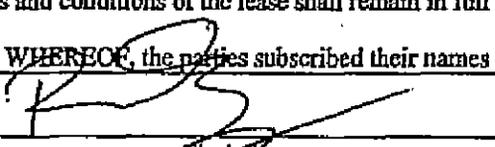
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

(Attached hereto and made a part hereof).

LESSOR

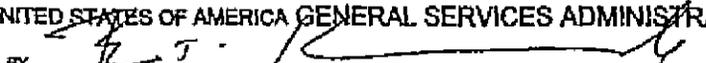
BY

IN PRESENCE OF


(Signature)
Jewell M. Roseman
(Signature)

MANAGER
2200 E. DEVON AVE., SUITE 314
DES PLAINES, ILLINOIS 60018
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY 
Brian Krasowski

(Signature)

Contracting Officer

(Official Title)

2009 NOV 25 PM 12 50

"ATTACHMENT A"

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT (SLA) No. 15
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The Supplemental Lease Agreement #15 hereby amends this lease to provide for the following:

Therefore, the Government will pay the Lessor a new annual rent, which is being increased by \$56,292.72 at the rate of \$4,691.06 per month in arrears. The new rent will be \$4,876,215.21 at a rate of \$406,351.27 per month in arrears.

NOTE: As of March 1, 2013, the rent shall decrease by \$9,382.92 per year or \$781.91 per month due to the completed pay off of the amortized government funded Tenant Improvements.

The Government hereby leases Suite 374, now called Block "B", consisting of 2,190 rentable square feet, 1,835 usable square feet. Block "B" will be built out in accordance with the attached drawings, (See attached Exhibit "B"). The Government may terminate the lease on Block "B" at any time, by giving at least 60 days written notice to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the mailing. Rental for a period of less than a full month will be prorated.

The additional square footage of 2,190 rentable square feet is provided to the Government in accordance with the established lease rates of \$16.42 per rentable square foot, and \$5.00 per rentable square foot for the operating costs base rate, including escalations. This calculates as $\$21.42 \times 2,190 \text{ RSF} = \$46,909.80$. Plus the Tenant Improvements costs allocated to rent of \$46,914.50 (Amortized over 60 months, at 0% interest rate), yields an annual rental of \$9,382.92 or \$781.91 per month. Therefore, the total rental increase is \$46,909.80 plus \$9,382.92 which equals \$56,292.72 per year or \$4,691.06 per month.

In the event that this lease is terminated or expires before February 28, 2013 and is not renewed or extended, the Government agrees to pay a lump sum lease termination fee, of the unamortized balance remaining on the Tenant Improvements. This termination fee is calculated on the remaining unamortized portion of the Tenant Improvements and is calculated on \$111,429.00, divided by 60 months, @ 0% interest which equals \$1,857.15 per month. As an example, if there are only 10 months of TI's remaining unamortized at the time of termination, then the calculation would be 10 months X \$1,857.15 or \$18,571.50. If there are five months, it would be 5 months x \$1,857.15 or \$9,285.75 and so on.

It is further agreed that the Government occupies 92.8 % of the building for tax pro-ration purposes, calculated as follows: (227,234 rentable square feet of total office divided by 244,788 gross rentable square footage.).

1. In accordance with SLA #11, the tax pro-ration cited in the last sentence of Paragraph 13 of the SF-2 is hereby increased from 91.9% to 92.8%.

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

INITIALS: Lessor RS and Government ML