

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE
FEBRUARY 11, 2009

LEASE NO.
GS-05B-18159

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

Matteson II LLC

whose address is 55 E. Jackson Boulevard
Chicago, Illinois 60604

and whose interest in the property hereinafter described is that of owner

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

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

9,520 rentable square feet of office space on the 3rd floor of a 6-story building known as One Prairie Center, located at 4749 Lincoln Mall Drive, Matteson, Illinois. The usable square footage is 8,278. The Common Area Factor is 1.15.

to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 1, 2009 through August 31, 2019 subject to termination and renewal rights as December be hereinafter set forth.

3. The Government shall pay the Lessor annual rent as follows:

<u>Years</u>	<u>Annual</u>	<u>Per RSF</u>
Years 1-5	\$257,040.00	\$27.00
Years 6-10	\$183,545.60	\$19.28

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

Matteson II LLC
55 E. Jackson Boulevard
Chicago, Illinois 60604
Tax Identification Number 36-4290368

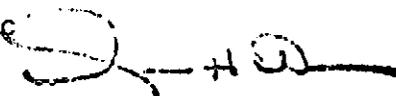
4. The term of this lease shall be for ten (10) years, five (5) years firm with 60 days written cancellation notice anytime on or after August 31, 2014. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

~~5. This lease December be renewed at the option of the Government, for the following terms and at the following rentals: provided notice be given in writing to the Lesser at least _____ days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing~~

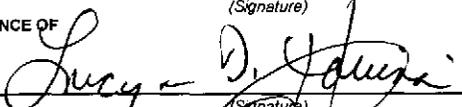
6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
All cleaning, services, utilities, maintenance, space improvements, and Special Requirements as specified in the attached Solicitation for Offer, GS-05B-18159, and other requirements attached to this lease as described in the following Paragraph 7. THIS IS A FULLY SERVICED LEASE.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR
MATTESON II, LLC

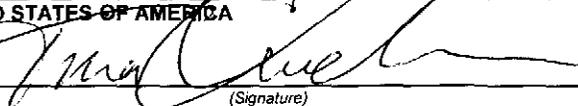
BY 
(Signature)

MANAGER
(Title)

IN PRESENCE OF 
(Signature)

55 E JACKSON BLVD. CHGO IL 60604
(Address)

UNITED STATES OF AMERICA

BY 
(Signature)

Contracting Officer, General Services Administration
(Official Title)

7. The following are attached and made a part hereof:

~~The General Provisions and Instructions (Standard Form 2 - A _____ edition).~~

U.S. Government Lease For Real Property, Standard Form 2, Attachment A, Paragraphs 11-21—1

Page

Solicitation for Offers (SFO)—42 pages

Exhibit A, Floor Plans of 3rd floor

Form 3517B, General Clauses—33 Pages

Form 3518, Representations and Certifications—7 Pages

Also, as part of the rental consideration, the Lessor shall meet all responsibilities and obligations as defined in the Solicitation for Offers No. GS-05B-18159 and other Attachments to the lease referenced in this Paragraph 7.

8. The following changes were made in this lease prior to its execution:

Paragraph 5 above was deleted.

9. The date of this lease, February 11, 2009, is the date this contract was formed as a result of the Government's acceptance of the Lessor's Final Proposal Revision submitted by the Lessor November 6, 2008 under SFO GS-05B-18159. This lease reflects the terms and conditions of the accepted Final Proposal Revision.

10. The lease commencement date of September 1, 2009 in Paragraph 2 of the Standard Form 2, U.S. Government Lease for Real Property, is the estimated effective date. If the actual date of beneficial occupancy is different from September 1, 2009, then the actual effective date shall be established by a Supplemental Lease Agreement. The lease term will than be in effect for ten (10) years thereafter, computed from the actual effective date. The anniversary date for adjustments shall be adjusted to coincide with any revised actual effective date as will the effective date of the termination right upon completion of the firm term of five (5) years.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

BY

(Initial)

UNITED STATES OF AMERICA

BY

(Initial)

