

DATE OF LEASE

LEASE NO
GS-05B-18623

THIS LEASE, made and entered into this date by and between Willowbrook Center Joint Venture

whose address is c/o Illinois Industrial Properties, Inc.
1211 West 22nd Street, Ste. 910
Oak Brook, Illinois 60523

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:
 - A. A total of 10,872 rentable square feet (RSF) consisting of 10,872 ANSI/BOMA Office Area square feet (USF) of space as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.
 - B. The common area factor is established as 1.00%.
2. TO HAVE AND TO HOLD the said premises for a term of ten (10) years, five (5) years firm, beginning on August 1, 2010, and continuing through July 31, 2020. The Government may terminate this Lease in whole or part at any time on or after July 31, 2015 by giving at least ninety (90) days notice in writing to the Lessor. No Rental shall accrue after the effective date of termination. Said Notice shall be computed commencing on the day after the date of mailing
3. The Government shall pay the Lessor annual rent of . Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

Willowbrook Center Joint Venture
c/o Illinois Industrial Properties, Inc.
1211 West 22nd Street, Ste. 910
Oak Brook, Illinois 60523

4. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
 - A. All services, maintenance and other operations as set forth elsewhere in this lease. Except electricity and heating fuel which will be paid by the Governmen
 - B. All responsibilities and obligations as defined in the Solicitation for Offers Number GS-05B-18623 and other attachments to the Lease referenced.
5. ~~This lease may 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 following are attached and made a part hereof:

- U.S. Government Lease For Real Property, Standard Form 2 – 2 pages
- Attachment A – 2 Pages
- Solicitation for Offers (SFO No. GS-05B-18365 dated November 9, 2009) — 50 Pages
- Form 3517B, General Clauses (Rev 11/05) — 28 Pages
- Form 3518, Representations and Certifications (Rev 1/07) — 7 Pages
- Exhibit A, Floor Plans — 1 Page

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

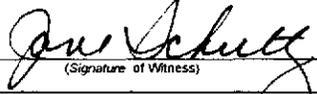
Paragraph 5 was deleted in its entirety without substitution.

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

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LESSOR Willowbrook Center Joint Venture

BY  _____
(Signature) (Signature)

IN PRESENCE OF:  _____
(Signature of Witness) 1211 W. 22nd St., Suite 910, Oak Beach, ND
(Address) 60523

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY  _____
John Dawson Contracting Officer
(Official title)

6-29-2010

