

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE
1-3-2011

TO LEASE NO.
LMN18406

ADDRESS OF PREMISES: 5600 West American Boulevard
Portion of floor 1, portion of floor 2 and all of floors 5, 6, 7, 8, 9 and 10
Bloomington, MN 55437-1173

This agreement made and entered into this date by and between Duke Realty Limited Partnership, an Indiana limited partnership

whose address is: 600 East 96th Street
Suite 100
Indianapolis, IN 46240-3786

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

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

The purpose of this Supplemental Lease Agreement (SLA) No. 1, to lease LMN18406, is to amend the lease as stated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease dated June 30, 2010 is amended, effective upon execution by the Government, as follows:

1. This SLA represents your Notice to Proceed (NTP) with the tenant improvements and additional telecommunications and data work effective December 22, 2010. The lease requires substantial completion of the Premises not later than June 1, 2011. The total cost of the Tenant Improvements is \$9,727,871.00 and the cost of the additional telecommunications and data work is \$1,304,179.00. Both amounts shall be paid in accordance with Paragraph 14 of the Lease. The Government reserves the right to utilize up to the total Tenant Improvement Allowance described in Paragraph 12 of the Lease and up to the total allowance available for the additional telecommunications and data work described in Paragraph 13 of the Lease until the Government's acceptance of the space. The BID SUMMARY for the work dated December 22, 2010, is attached as Exhibit A and includes 1 page.

THE REMAINDER OF THIS PAGE
INTENTIONALLY LEFT BLANK

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 above date.

LESSOR: Duke Realty Limited Partnership
BY: Duke Realty Corporation, its General Partner

BY [Signature]
(Signature)

SVP
(Title)

IN PRESENCE OF
[Signature]
(Signature)

[Redacted]
(Address)

UNITED STATES OF AMERICA
BY [Signature]
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

2. In accordance with the requirements provided by the Government, the Lessor shall specify, purchase, install and test the "security system" including card readers, cameras, motion detectors, cabling, software and associated head-end equipment per the Government approved Construction Documents (A/E Job No. 1060.012.00) dated November 19, 2010, and Addendum 1. Approval of the Construction Documents by the Government indicates the specified "security system" meets all of the Government requirements. Costs associated with the specification, purchase, installation and testing of the "security system" shall be funded from the tenant improvement allowance. Notwithstanding anything to the contrary in Lease LMN18406, the Lessor shall not be responsible for the "security system" operation and maintenance once the "security system" has been tested, approved and accepted by the Government. Furthermore, the Lessor shall not be responsible for the programming of cards.

- END OF SLA No. 1 -

INITIALS	
GOV'T	LESSOR
<i>AL</i>	<i>[Signature]</i>