

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02	TO LEASE NO. GS-04B-61814	DATE 11/20/2012	PAGE 1 of 3
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ADDRESS OF PREMISES Miami Tower, 100 Southeast 2nd Street, 15th and 16th Floors, Miami, Florida 33131-2100

THIS AGREEMENT, made and entered into this date by and between **I & G MIAMI, LLC**

whose address is 200 EAST RANDOLPH DRIVE, CHICAGO, IL 60601

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

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

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

Paragraph 2 is hereby deleted in its entirety and replaced as follows:

- 1.) TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years beginning on August 10, 2012 through August 9, 2022, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration.

Paragraph 3 is hereby deleted in its entirety and replaced as follows:

- 2.) The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

Term	Shell	Shell Per RSF	Operating Base	Operating Base Per RSF	Amortized TI	Amortized TI Per RSF	Total Annual Rent	Monthly
Years 1-5: (Firm Term) 8/10/2012 - 08/09/2017	\$396,270.48	\$13.22	\$381,832.16	\$12.74	\$329,368.36	\$10.99	\$1,107,471.00	\$92,289.25
Years 6-10: 08/10/2017 - 08/09/2022	\$543,432.80	\$18.13	\$381,832.16	\$12.74	\$0.00	\$0.00	\$925,264.96	\$77,105.41

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage 29,972.

Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF 25,400.

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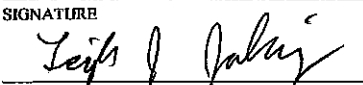
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR I & G MIAMI, LLC

SIGNATURE 	NAME OF SIGNER T. J. Spawns
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ADDRESS 200 E. Randolph, Chicago, IL 60601

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Leigh J. Jahmig
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ADDRESS 200 E. Randolph Drive, Chicago, IL 60601

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Channon M. Grleve
	OFFICIAL TITLE OF SIGNER Contracting Officer

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Paragraph 4 is hereby deleted in its entirety and replaced as follows:

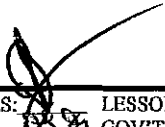
- 3.) The Government may terminate this lease, in whole or in part, anytime on or after August 10, 2017 by giving the Lessor at least ninety (90) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
- 4.) The following Change Orders are authorized by the Government:

#	Description of Change Orders	Approved \$
1	Operable Partition: Manufacturer change on operable partition from Modernfold to Hufcor. Specification is fabric is Revelations - 100-01 - Cosmos with Lambs Wool Trim.	
2	Recycled Doors: The agency would like Turner to make every effort to recycle existing doors; however they have also accepted the add/alt to provide all new doors for [REDACTED] with the understanding that a credit will be issued once an assessment of reusable doors is made.	
3	TV Outlet Locations: Net zero change order as one location was relocated.	
4	[REDACTED]	
5	Expedite Carpet Delivery	
6	Door Frames Work: Expedited Door Delivery & Overtime Frame Installation.	
7	Under mount Sink	
8	Interior Signage: TBD but to be provided by FCI	
9	Window Blinds: Zero credit as blinds were not able to be salvaged.	
10	AC unit for Data Room	
11	Card Readers in Conference Room 1501	
		\$ 51,522.72

Paragraph 10 is hereby deleted in its entirety and replaced as follows:

- 5.) In separate correspondence dated April 30, 2012, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$1,302,138.23. The Government has approved the change orders in section 4 above totaling \$51,522.72 for the grand total tenant improvement cost of \$1,353,660.95 which will be amortized in the lease over the firm term (60 months) at 8%. The entire Tenant Improvement (T/I) Allowance of \$1,579,180.51 has not been used therefore the annual rent in section 2 above has been adjusted downward to offset the difference in the T/I.

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Paragraph 22 is hereby deleted in its entirety and replaced as follows:

- 6.) In accordance with Paragraph 2.3, the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. The [REDACTED] balance which equates to [REDACTED] less [REDACTED] previously paid leaving a net balance of [REDACTED] to be paid to the broker at occupancy.

Notwithstanding Section 2 of this Supplemental Lease Agreement, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment of \$92,289.25 minus the prorated Commission Credit of \$[REDACTED] equals the adjusted First Month's Rent of [REDACTED]

Second Month's Rental Payment of \$92,289.25 minus the prorated Commission Credit of [REDACTED] equals the adjusted First Month's Rent of [REDACTED]

Third Month's Rental Payment of \$92,289.25 minus the prorated Commission Credit of [REDACTED] equals the adjusted First Month's Rent of [REDACTED].

- 7.) All other terms and conditions remain in full force and effect.

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