

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 5

DATE

7/22/11

TO LEASE NO.
GS-05B-18198

ADDRESS OF PREMISES

7040 High Grove Blvd, Burr Ridge, IL 60527-7595

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

High Grove Business Associates, LLC
whose address is 1041 E. Woodfield Road
Schaumburg, IL 60173-4706

Herein after 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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective as of August 1, 2011, as follows:

This Supplemental Lease Agreement (SLA) No. 5 establish overtime HVAC costs to GSA for [REDACTED] for the term of the lease.

1. This SLA NO. 5 hereby provides documentation of \$4.00 per RSF rate provided on the GSA Form 1364 Signed and dated July 9, 2009. GSA Form 1364 read; Paragraph 27. ADDITIONAL FINANCIAL ASPECTS OF THE OFFER Areas requiring 24 hour HVAC (LAN, etc) \$4.00 per ABOA sf.
**Attachment to SLA #5 [REDACTED] square footage diagram and location of space requirement to be cooled 24hours a day , 7 days a week with HVAC.
Total Square foot per ABOA 1,187 Usable square feet and 1,187 Rentable square feet of Lan / [REDACTED] space to be cooled 24 hours a day, 7 days a week beginning on August 1, 2011.
Paragraph 2. SLA #5 will now include \$4,748.00 per annum or increase operating base by .1759 per square foot.

2. 13. Effective April 1, 2011 For the purpose of computing Operating Cost Adjustments in accordance with Paragraph 4.3 of the SFO the cost of services base is \$153,249.30 per annum or \$5.6759 per usable square foot for 27,000 square feet of rentable office space. This equates to a rate of \$5.6759 per usable square foot.

Additional Operating Rent included in Operating base on August 1, 2011 will be reflected in Operating Base escalation for future escalation beginning on the anniversary April 1, 2012.

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.

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LESSOR High Grove Business Associates, LLC


BY


(Signature)

member

(Title)

IN PRESENCE OF


(Signature)

1041 E Woodfield Road
Schaumburg, IL 60173
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY


Tina Church (Signature)

Lease Contracting Officer

(Official Title)

Paragraph 3 is hereby deleted in its entirety and replaced with the following:

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

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSE</u>	<u>RATE/ABOA</u>
04/01/2011-03/31/2016				
Shell Rent	\$363,690.00	\$30,307.50	\$13.47	\$13.47
Operating Cost	\$153,249.30	\$12,770.7750	\$5.6759	\$5.6759
Tenant Improvements	\$748,526.95	\$62,377.25	\$27.72	\$27.72
Full Service Rent	\$1,265,466.25	\$105,455.52	\$46.87	\$46.87
04/01/2016-03/31/2021				
Shell Rent	\$401,220.00	\$33,435.00	\$14.86	\$14.86
Operating Cost	\$153,249.30	\$12,770.7750	\$5.6759	\$5.6759
Tenant Improvements	\$0.00	\$0.00	\$0.00	\$0.00
Full Service Rent	\$554,469.30	\$46,205.78	\$20.54	\$20.54

CPI and tax escalations continue throughout the term of the lease beginning on April 1, 2012.

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

High Gove Business Associates, LLC
1041 E. Woodfield Road
Schaumburg, IL 60173-4706"

Initials
Lessor HB
Government TC