

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. <b>GS-05B-18669</b>
ADDRESS OF PREMISES 5531 S, Archer Avenue Chicago, IL 60638-3005	PDN Number: <b>PS0026591</b>

**THIS AMENDMENT** is made and entered into between **New Management LTD b/b/a Midway Business Center**

whose address is: 212 Sangamon Avenue, #1  
Chicago, IL 60607-1700

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective mutual execution of this Lease Amendment as follows:

This Lease Amendment No. 3 is issued to document additional Tenant Improvements, revised lump-sum tenant improvement costs, and the anticipated date of completion.

Upon this Lease Amendment (LA) No. 3 being fully executed and delivered, the Lessor shall consider this a Notice to Proceed with the construction of additional Tenant Improvements (TI's) and Building Specific Security (BSS) in accordance with Change Order Proposals No. 11 and 12 submitted in the amount totaling **\$85,873.94**; which is depicted in the attached Exhibit "A" (10 Pages). The anticipated date of completion of all the TI's and BSS is April 16, 2014.

This Lease Amendment contains 13 pages (Including Exhibit A).

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 below date.

**FOR THE LESSOR: New Management LTD b/b/a  
Midway Business Center**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: PRESIDENT, MANAGER  
 Entity Name: NEW MANAGEMENT, MIDWAY BC  
 Date: 3/24/14

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
 Name: Christine Reynolds  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: 4-1-14

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Controller  
 Date: 3/28/14

The Government and the Lessor have agreed that the total cost of the TI's and BSS shall change from \$1,439,851.82 to \$1,525,725.76 [\$1,095,804.03 (TI and BSS) + \$344,047.79 (C/O 01-10) + [REDACTED] (C/O 11) + [REDACTED] (C/O 12) = \$1,525,725.76] as detailed below:

C/O Item	Description	Cost
	<b>Tenant Improvements (NTP dated 6/5/2013)</b>	<b>\$ 1,095,804.03</b>
1	Credit - Removal of floor outlets	[REDACTED]
2	Provide [REDACTED]	[REDACTED]
3	Provide [REDACTED]	[REDACTED]
4	Install power outlet in IT Room	[REDACTED]
5	Credit - Change voice/data feeds to 3/4"	[REDACTED]
6	Add corridor partition to service elevator	[REDACTED]
7	Add TV to Room 207, data Room 217, Relocate power/data	[REDACTED]
8	Add RG-6 cable outlets at four TV locations	[REDACTED]
9	Provide Direct TV sleeve	[REDACTED]
10	[REDACTED]	[REDACTED]
11	Enlarge [REDACTED]	[REDACTED]
12	Provide conditioned space to Rooms 252, 253 and 271.	[REDACTED]
<b>Total Revised Tenant Improvements</b>		<b>\$1,525,725.76</b>

The TI and BSS cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the TI's and BSS by the anticipated date of completion.

In accordance with the SFO Paragraph 3.3 entitled "Tenant Improvements Rental Adjustments", the Government has elected to pay \$606,190.36 [\$1,525,725.76 (TI and BSS) - \$919,535.40 (TIA) = \$606,190.36] of the TI cost in a lump sum payment. The remaining Tenant Improvement Allowance of \$919,535.40 (\$48.3966 x 19,000 ABOA) will be amortized at 5.0% per annum over 60 months which equates to \$9.86 per RSF. The amortized cost of these improvements is included in the stated rent in Paragraph 3. In the event that the Tenant Improvement cost is less than the amount provided above, Lessor agrees to refund such difference in the form of a reduction to base rent using a discount rate of 5.0%. The refund shall be a credit to base rent equally amortized for the first 180 months of the full term.

Upon completion of the TI and acceptance thereof by the Government, the rent commencement date, the adjusted rent schedule (if required due to the amount amortized) and lump-sum payment shall be established by a separate LA. The subsequent LA shall include the term of the scheduled total rent, the annual Shell Rent amount, the annual Operating Cost amount, and the annual amortized TI cost.

Once the exact amount of the lump-sum payment has been determined by both parties and the LA is fully executed by the Government and the Lessor, the Lessor may then submit for the lump-sum-payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PS0026591** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

INITIALS:  LESSOR &  GOV'T

