

STANDARD FORM 2  
FEBRUARY 1965 EDITION  
GENERAL SERVICES  
ADMINISTRATION  
FPR (41CFR) 1-16.601

**US GOVERNMENT  
LEASE FOR REAL PROPERTY**

DATE OF LEASE  
OCTOBER 24, 2001

LEASE NO. GS-02B-23182

THIS LEASE, made and entered into this date by and between  
Newark Center Building Company, a New York limited partnership

Whose address is Newark Center Building Company  
C/O Gerald S. Kaufman  
39 South LaSalle Street, Suite 1010  
Chicago, Illinois 60603  
and whose interest in the property hereinafter described is that of owner

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

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:  
A total of approximately 189,679 rentable square feet, to yield a total of approximately 161,228 ANSI/BOMA office area square feet ( "ANSI/BOMA oa square feet" ), for office space and related uses, on the first, third, fourth and fifth floors, and a minimum of 30,400 gross square feet of below-grade parking area, in the premises known and designated as 1100 Raymond Boulevard, Newark, New Jersey 07072, and as shown on the floor plans attached hereto as Exhibits A1 to A4 and B1, for the exclusive use and occupancy of the Government.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of years as provided in Paragraph 8 of the Rider To Lease attached hereto.
3. The Government shall pay the Lessor annual rent of \$ 4,836,814.50 at rate of \$403,067.87 per month for the months from April 1, 2002 to October 31, 2002 of the term in arrears; the annual rent of \$5,026,493.50 at the rate of \$418,874.45 per month for the years from November 1, 2002 to March 31, 2007 of the term in arrears; the annual rent of \$5,500,691.00 at the rate of \$458,390.91 per month for the years from April 1, 2007 to March 31, 2012 of the term in arrears; the annual rent of \$6,149,393.18 at the rate of \$512,449.43 per month for the years from April 1, 2012 to May 31, 2016 in arrears, as the same may be adjusted by the ANSI/BOMA oa square feet actually delivered (see Paragraph 18 of the Rider to this lease). Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Newak Centry  
C/O Bruce A. Rosen, CPA  
7 Cobblestone, New York  
Centerport, New York 11721

4. The Lessor shall furnish to the Government, as part of the rental consideration, the following:  
The alterations and installations described in Paragraphs No. 9 through 11 of the Rider To Lease No.23182 attached.


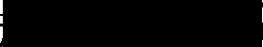
5. The following are attached and made a part hereof:  
~~The General Provisions and Instructions (Standard Form 2 A, \_\_\_\_\_ edition),~~  
Rider To Lease No.23182 containing Paragraphs Nos. 6 through 46.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names \_\_\_\_\_ written.

LESSOR NEWARK CENTER BUILDING CO.

BY NEWARK MANAGEMENT, LLC G.P.  
(Signature)

IN THE PR

  
39  ALLE STREET -#1010  
CHICAGO, IL 60603  
(Address)

UNITE

BY 

Contracting Officer  
(Official title)