SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES: 1100 Raymond Boulevard, Newark, New Jersey 07102

THIS AGREEMENT, made and entered into this date by and between Newark Center Building Company, a New York Limited Partnership, whose address is:

C/O Gerald S. Kaufman
39 South LaSalle Street, Suite 1010
Chicago, IL, 60603

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

WHEREAS, the parties hereto desire to amend the above Lease to provide for payment by the Government for certain tenant improvement build-out costs which are a Government expense under the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 30, 2002 as follows:

The Lessor and Government hereby agree that the Government will obligate $3,932,625.00 for the construction of certain tenant improvement build-out costs at 1100 Raymond Boulevard, Newark, New Jersey 07102, which are a Government expense under the lease. The final price for the construction of these tenant improvement build-out costs will be established in accordance with the lease and will be established by one or more Supplemental Lease Agreements.

All other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their names as of the above date.

LESSOR: Newark Center Building Company, a New York Limited Partnership.

Newark Management, LLC
General Partner

BY ______________________________
Signature

IN PRESENCE OF ______________________________
Witness

39 S. LaSalle - Suite 1010
Chicago, IL 60603

ADDRESS OF LEASE NO. 3
TO LEASE NO. GS-02B-23182

PUBLIC BUILDINGS SERVICE
GENERAL SERVICES ADMINISTRATION

CONTRACTING OFFICER

SEP 30 2002 11:05
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