

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT
NO. 61

DATE
8/10/10

TO LEASE NO. GS-02B-23182

ADDRESS OF PREMISES: 1100 Raymond Boulevard, Newark, New Jersey 07102-5234

THIS AGREEMENT, made and entered into this date by and between
Centre Market Building, LLC

Whose address is: 39. S. LaSalle Street, Suite 1010
Chicago, Illinois 60603

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

WHEREAS, the parties hereto desire to amend the Lease to provide the 7.5% annual increase in maintenance charges under Supplemental Lease Agreement No. 39 Maintenance Agreement and to provide for certain repairs and maintenance of the Government's equipment.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

Pursuant to SLA 39, the Maintenance Base Cost, as previously adjusted, is increase by \$130,610.31 effective May 1, 2010. Therefore effective May 1, 2010 the annual rent is \$10,221,821.19 to be paid at the rate of \$851,818.43 per month in arrears. Rent for a period of less than one month will be prorated.

(continued on next page)

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Centre Market Building, LLC

Newark Management, LLC Manager

BY _____

Michael L. Kaufman, Manager

IN PRESENCE OF _____

39 South LaSalle Street #1010, Chicago, IL 60603

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY _____

Contracting Officer


(Signature)

PAGE 1 OF 2

(Official Title)

Supplemental Lease Agreement No.61 (continued)
To Lease GS-02B-23182


The Government authorizes the Lessor to perform the following maintenance, repairs and replacement of equipment:

<u>Lessor's Work Orders</u>	<u>Charge</u>
CO45 Delta BMS Software Upgrade	
CO78 BMS Serever Replacement	
CO85 Duplex Air Dryer Replace Dew Point Mon.	
CO88 Gylcol Leak Chiller #2	
CO92 AHU 1 Siebe Valve Repair	
CO94 AHU 1 Emergency Repair (Snow)	
CO96 Boiler Feed Pump #2 Repair	
CO97 Boiler Feed Pump #3 Repair	
<u>Total Charge:</u>	<u>\$38,599.17</u>

The Lessor shall at the Lessor's sole cost and expense provide all labor and materials to perform the work for the above Lessor's Work Orders. Upon the completion of the maintenance and repairs and the Government's acceptance of the work as substantially complete, the Lessor shall submit an invoice in the fixed price amount of \$38,599.17 on Centre Market Building, LLC letterhead citing PD# PS00180356 on the invoice to the General Services Administration, Finance Division-7BCP, 819 Taylor Street, Fort Worth, TX 76102-0181.



All other terms and conditions of the lease will remain in full force and effect.

Lessor 
Gov't 