

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 70

DATE

12/14/12

TO LEASE NO. GS-02B-23182

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

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

Whose address is: 30 West Monroe Street, Suite 1700
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 Lease to provide for the implementation of rent increases provided in the Lease.

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

1. Effective April 1, 2012, for Unit 1, pursuant to SLA #39, paragraph 4, of the Lease, the annual base rent is increased by \$3.62 per rentable square foot (RSF) per annum, \$754,534.70 per annum (\$62,877.89 per month) (\$3.62 X 208,435 RSF). This amount shall be added to the Unit 1 current rent (which includes the accrued operating costs adjustment) of \$9,973,620.09 for an annual rent of \$10,728,154.79 to be paid at the rate of \$894,012.90 per month in arrears.

2. Effective April 1, 2012, for Unit 2, pursuant to SLA #57, paragraph 6, of the Lease, the annual base rent is increased by \$1.82 per rentable square foot (RSF) per annum, \$16,350.88 per annum (\$1,362.57 per month) (\$1.82 X 8,984 RSF). This amount shall be added to the Unit 2 current rent (which includes the accrued operating costs adjustment) of \$222,688.33 for an annual rent of \$239,039.21 to be paid at the rate of \$19,919.93 per month in arrears.

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

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

LESSOR: Centre Market Building II, LLC Centre Market Building II, LLC, Manager

BY: Gerald S. Kaufman, Manager

IN PRESENCE OF: 30 West Monroe Street, Suite 1700, Chicago, IL 60603

(Signature)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION

BY: Contracting Officer

(Official Title)

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3. Therefore, effective April 1, 2012, the annual rent for the Lease to include Unit 1 and Unit 2 is \$10,967,194.00 to be paid at the rate of \$913,932.83 per month in arrears. Rent for a lesser period will be prorated.

4. For Unit 1, the base operating costs adjustment amount of \$1,354,828.00 and the base year of 2001, and for Unit 2 the base operating costs adjustment amount of \$71,243.12 and the base year of 2010, shall remain unchanged and annual operating costs adjustments shall continue to apply.

5. The base real estate tax amounts of \$128,500.00 for Unit 1 and of \$1,653,806.70 for Unit 2 shall remain unchanged and annual adjustments for real estate taxes shall continue to apply.

LESSOR:



GOVERNMENT:

