

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 71 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 the 7.5% annual increase in maintenance charges under Supplemental Lease Agreement No. 39 Maintenance Agreement.

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 increased by 7.5% to \$10.38 per rentable square foot per annum (\$2,163,423.80 divided by 208,435 rentable square feet), an annual increase of \$150,936.54, effective May 1, 2012 (\$2,012,487.26 X 7.5%). (See calculation chart attached as Exhibit A.) Therefore effective May 1, 2012 the annual rent is \$11,118,130.54 to be paid at the rate of \$926,510.88 per month in arrears. Rent for a period of less than one month will be prorated.

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

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

LESSOR [Redacted] ing, LLC Centre Market Building II, LLC, Manager

BY [Redacted] Gerald S. Kaufman, Manager

IN PRESENCE [Redacted] 30 West Monroe Street, Suite 1700, Chicago, IL 60603

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY [Redacted] Contracting Officer

(Official Title)