

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07072	DATE 12/15/10	PAGE 1 of 2
ADDRESS OF PREMISES 188 106 th Ave NE, Bellevue, WA 98004		BLDG NO. WA7976	

THIS AGREEMENT made and entered into this date by and between I & G Bellevue, L.L.C., a Delaware limited liability company

whose address is 200 EAST RANDOLPH ST.
CHICAGO, IL 60601-0000

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 establish Beneficial Occupancy and adjust the rent periods accordingly; approve Change Orders; establish the Actual Total Tenant Improvement Cost and adjust the application of the commission credit, annual and monthly rents accordingly.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective November 1, 2010, adding Section I and paragraphs 2, 3, 4, 8, 16, 17 of Standard Form 2 *US Government Lease For Real Property* are hereby deleted in their entirety and replaced as follows:

- In separate correspondence dated May 25, 2010 the Government issued a Notice to Proceed in the amount of \$310,591.45 for the cost of Tenant Improvements. Furthermore, the following Change Orders, in an amount of \$24,539.49 over and above the Notice to Proceed amount, have been approved. The Actual Total Tenant Improvement Cost of \$335,130.94 will be amortized over the firm term of the Lease.

COR #	Amount	Date Approved
1	\$13,285.70	08/24/2010
2	\$ 1,500.00	08/24/2010
3	\$ 2,893.89	08/24/2010
4	\$ 6,880.10	08/24/2010
	\$24,539.49	

- TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning on November 1, 2010 and continuing through October 31, 2020, subject to termination and renewal rights as may be hereinafter set forth.

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

LESSOR, I & G BELLEVUE, L.L.C. BY: LASALLE INCOME & GROWTH FUND IV, ITS MANAGING MEMBER	
[Redacted Signature]	NAME OF SIGNER JOSEPH MUNIZ
ADDRESS 200 E. Randolph, Chicago, IL 60601	

IN PRESENCE OF

[Redacted Signature]	NAME OF SIGNER BRIAN KUZMARC
200 E. RANDOLPH, CHICAGO, IL 60601	

UNITED STATES OF AMERICA

[Redacted Signature]	NAME OF SIGNER
	OFFICIAL TITLE TERESA HEINLEIN CONTRACTING OFFICER

3. The Government shall pay the Lessor Annual Rent of \$437,212.56 at the rate of \$36,434.38 per month in arrears. The rent includes parking at a rate of \$75.00 per month/per space for five (5) spaces, or an annual amount of \$4,500.00 for years 1 – 2. The amount for parking will be 95% of the market rate for years 3 – 10 and the corresponding adjusted Annual Rent shall be documented by Supplemental Lease Agreement. The Lessor will be responsible for providing timely notification of the change in parking rates for years 3 – 10.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

I & G Bellevue, L.L.C.
 c/o LaSalle Investment Management
 I & G Bellevue Lockbox Account [REDACTED]
 200 East Randolph
 Chicago, IL 60601-6436

4. The Government may terminate this lease in whole or in part at any time on or after November 1, 2015 by giving at least 180 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

8. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$335,130.94 shall be amortized through the rent for five (5) years at the rate of 8%. The total annual cost of Tenant Improvements for the amortization period shall be \$407,714.80.

16. Pursuant to paragraph 3 of the Lease, *Amount of Annual Rent and Rate per Month*, payable on 12,632 ANSI/BOMA Rentable area is as follows:

Rent Period ¹	Shell Rent ²	Operating Rent ³	Amortized TIs ⁴	Annual Parking ⁵	Annual Rent	Monthly Rent
11/1/10-10/31/12	\$265,777.28	\$85,392.32	\$81,542.96	\$4,500.00	\$437,212.56	\$36,434.38
11/1/12-10/31/15	\$265,777.28	\$85,392.32	\$81,542.96	TBD	\$432,712.56	\$36,059.38
11/1/15-10/31/16	\$358,622.48	\$85,392.32	\$00.00	TBD	\$444,014.80	\$37,001.23
11/1/16-10/31/17	\$371,254.48	\$85,392.32	\$00.00	TBD	\$456,646.80	\$38,053.90
11/1/17-10/31/18	\$383,886.48	\$85,392.32	\$00.00	TBD	\$469,278.80	\$39,106.57
11/1/18-10/31/19	\$396,518.48	\$85,392.32	\$00.00	TBD	\$481,910.80	\$40,159.23
11/1/19-10/31/20	\$409,150.48	\$85,392.32	\$00.00	TBD	\$494,542.80	\$41,211.80

¹ Rent for the period of 11/1/10 through 12/31/10 is adjusted pursuant to paragraph 17 below.

² Shell Rent at \$21.04 per Rentable SF for years 1-5; and \$28.39 (year 6), \$29.39 (year 7), \$30.39 (year 8), \$31.39 (year 9) and \$32.39 (year 10) per Rentable SF (these rates reflect the Base Real Estate Tax of \$2.24 per Rentable SF).

³ Base Operating Rent at \$6.76 per Rentable SF for years 1-10, subject to adjustments in accordance with the SFO paragraph 4.3.

⁴ Amortized TIs calculated at 8% for 5 years.

⁵ Annual Parking for years 3 – 10 will be adjusted pursuant to paragraph 3 of the Lease.

17. Adjusted monthly rent payments (application of commission credit):
 The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per SFO subparagraph 2.4 B. The monthly rent is \$36,434.38. The monthly shell rent is \$22,148.11. The commission credit is [REDACTED] and is calculated as follows:

Commission: [REDACTED]
 GSA Commission Credit: [REDACTED]

The monthly rent payments adjusted for the commission credit are as follows:

Rent Period	Scheduled Monthly Rent	Scheduled Mo. Shell Rent	Commission Credit	Commission Credit Remaining	Adjusted Monthly Rent Payment
11/1/10 - 11/30/10	\$36,434.38	\$22,148.11	[REDACTED]	[REDACTED]	[REDACTED]
12/1/10 - 12/31/10	\$36,434.38	\$22,148.11	[REDACTED]	[REDACTED]	[REDACTED]