





- (2) Month 2: Gross Rent Payment: \$0.00 (i.e., Gross Rent Credit \$72,540.00)
- (3) Month 3: Gross Rent Payment: \$0.00 (i.e., Gross Rent Credit \$72,540.00)
- (4) Month 4: Gross Rent Payment: \$0.00 (i.e., Gross Rent Credit \$72,540.00)
- (5) Month 5: Gross Rent Payment: \$0.00 (i.e., Gross Rent Credit \$72,540.00)
- (6) Month 6: Gross Rent Payment: \$0.00 (i.e., Gross Rent Credit \$72,540.00)
- (7) Month 7: Gross Rent Payment: \$0.00 (i.e., Gross Rent Credit \$72,540.00)
- (8) Month 8: Gross Rent Payment: \$0.00 (i.e., Gross Rent Credit \$72,540.00)
- (9) Month 9: Gross Rent Payment: \$0.00 (i.e., Gross Rent Credit \$72,540.00)
- (10) Month 10: Gross Rent Payment: \$0.00 (i.e., Gross Rent Credit \$72,540.00)
- (11) Month 11: Shell Rent Payment: \$0.00 (i.e., Shell Rent Broker Credit [REDACTED])
- (12) Month 12: Shell Rent Payment: \$0.00 (i.e., Shell Rent Broker Credit [REDACTED])
- (13) Month 13: Shell Rent Payment: \$0.00 (i.e., Shell Rent Broker Credit [REDACTED])
- (14) Month 14: Shell Rent Payment: \$0.00 (i.e., Shell Rent Broker Credit [REDACTED])
- (15) Month 15: Shell Rent Payment: \$0.00 (i.e., Shell Rent Broker Credit [REDACTED])
- (16) Month 16: Shell Rent Payment: \$0.00 (i.e., Shell Rent Broker Credit [REDACTED])

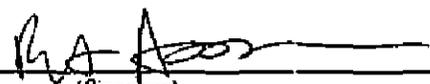
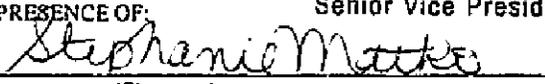
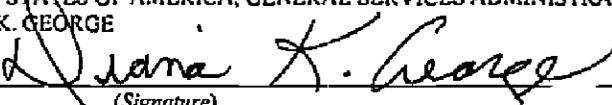
- d. There shall be no adjustments to the Operating Costs base. Paragraphs 3.6 and 3.7 of the Solicitation for Offers NO. GS-05B-17795, hereinafter referred to as SFO, are removed in their entirety. Refer to paragraph 10 below. Real estate tax adjustments shall be governed by paragraph 3.4 of the SFO and paragraph 11 below.
- c. Rent checks shall be made payable to:

Central Contractor Registration Remittance Address: NNN Congress Center, LLC  
2376 Paysphere Circle  
Chicago, IL 60674-0023  
DUNS: 620864103  
TIN: [REDACTED]

- 5. Renewal at the option of the Government is not a part of this lease.
- 6. The Lessor shall furnish to the Government, as part of the rental consideration:
  - a. All responsibilities and obligations defined in this Lease which includes the attachments specified in Ppgh. 7
  - b. All utilities per Ppgh. 10 except on an overtime basis per Ppgh. 16
- 7. The following are attached and made a part of the lease hereof:
  - a. Paragraphs 9 through 21 of this Lease on attached page(s) 5 and 6
  - b. Final Proposal Revision dated April 29, 2009 consisting of GSA Forms 1364A Proposal to Lease Space (2 pp.) and its attachment Form 1364A Attachment No. 1 Rent Breakdown Worksheet (4 pp.), 1217 Lessor's Annual Cost Statement (2 pp.), and Premises on 4<sup>th</sup> Floor (Exhibit A: 4<sup>th</sup> Floor Plan) (1 pg.)
  - c. Document Security Form (3 pp.)
  - d. Amendment No. 1 to Solicitation for Offers GS-05B-17795 consisting of 1 pg.
  - e. Amendment No. 2 to Solicitation for Offers GS-05B-17795 consisting of 2 pp.
  - f. Amendment No. 3 to Solicitation for Offers GS-05B-17795 consisting of 1 pg.
  - g. Offeror-initialed and returned SFO dated 07/24/2008, pages 1 through 52 and attached Programmatic Space Listing, pages 1 through 3
  - h. GSA Form 3517B (REV. 11/05) consisting of pages 1 through 33
  - i. GSA Form 3518A (REV. 1/07) dated 08/20/08 consisting of page 1 through 7.

INITIALS: CA & [Signature]  
LESSOR & GOVERNMENT

8. The following changes were made in this lease prior to its execution:
- a. Amendments 1, 2, and 3 to the Solicitation for Offers.
  - b. SFO Paragraph 3.6 *Operating Costs* and 3.7 *Operating Costs Base* are removed in their entirety.

LESSOR: NNN Congress Center, LLC acting by and through Triple Net Properties Realty, Inc. ROBERT ASSOIAN, SENIOR VICE PRESIDENT	
BY <u></u> (Signature)	_____ (Signature)
IN THE PRESENCE OF: <u></u> (Signature)	Robert Assolan Senior Vice President 
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION DIANA K. GEORGE	
BY <u></u> (Signature)	Contracting Officer _____ (Official title)

STANDARD FORM 2  
FEBRUARY 1965 EDITION

COMPUTER GENERATED FORM (1091)

EXCEPTION TO SF-2  
APPROVED BY GSA / IRMS 12-R

THIS SPACE NOT USED

INITIALS:  LESSOR &  GOVERNMENT



- d. The IRS tax identification number for the new owner.
  - c. Where leased premises are transferred by death of the Lessor, a copy of the letters of administration when there is no will, showing the Lessor(s), is required. Unless an interim court order is received, rents will be accrued and paid to the new owner(s) upon final settlement of the estate.
19. The Lessor hereby waives, releases and discharges, and forever relinquishes any right to make a claim against the Government for waste, damages, or restoration arising from or related to any initial or subsequent alteration to the leased premises, including cabling, or removal thereof, during the term of this lease (including any extensions thereof), where such alterations or removals are performed by the Lessor or by the Government with the Lessor's consent, which shall not be unreasonably withheld. The Government may, at its sole option, abandon property in the leased space following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.
20. All questions pertaining to this lease shall be referred to the Contracting Officer of the General Services Administration. The Government agency occupying the premises is not authorized to give direction on, alter the terms implicitly or explicitly, or otherwise administer the lease in any way. The General Services Administration assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this lease or authorized in writing by the Contracting Officer or his/her designee. The Contracting Officer represents the General Services Administration as agent with authority to enter into this lease on behalf of the Government and executed this document in his/her official capacity only, and not as an individual.
21. It is agreed by the parties hereto that all terms and conditions of this lease as expressly contained herein represent the total obligations of the Lessor and the Government. Any agreements, written or oral, between the Lessor and the Government prior to the execution of this lease are not applicable or binding. This Agreement may be amended only by a supplemental lease agreement (SLA) executed by the Lessor and GSA.

INITIALS:

  
LESSOR &   
GOVERNMENT