

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

PS0018324

TO LEASE NO.
GS-05B-18198

ADDRESS OF PREMISES

7040 High Grove Blvd, Burr Ridge, IL 60527-7595

THIS AGREEMENT, made and entered into this date by and between

High Grove Business Associates, LLC
whose address is 1031 E. Woodfield Road
Schaumburg, IL 60173-4706

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective as of the date of this Supplemental Agreement 1, as follows:

This Supplemental Lease Agreement (SLA) No. 1 serves to provide the Notice to Proceed for the Tenant Improvement Budget dated 09/09/2010 in the amount of \$4,087,486.00 and amend the rental payments accordingly.

1. This SLA NO. 1 approves the Tenant Improvement budget dated 09/09/2010 in the amount not to exceed \$4,087,486.00 and issues the Notice to Proceed for construction of the Tenant Improvements. This amount shall include all materials, labor, and overhead, as described further in the Lessor's budget, to complete the work to the Government's satisfaction. The amount of \$3,096,665.00 will be amortized into the rent for five (5) years at 8.5%. The amortized tenant build-out costs are \$762,393.89 per annum or \$28.24 per rentable square foot. The remaining amount of \$990,821.00 shall be paid via a one-time lump sum. Upon completion, inspection, and acceptance of the work by the Government, the Lessor shall be paid via a one-time lump sum payment in the amount not to exceed \$990,821.00. The budget is hereby attached and added to the lease.

The Government, if approved by the Contracting Officer in writing, may adjust the amortized and lump sum amounts to reflect any additional Tenant improvement costs or credits during the course of the project. Any Tenant Improvement amount above the original tenant allowance will be paid pursuant to Paragraph 3.3 of the SFO."

Invoice for payment shall be submitted on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasys Document Number: PS0018324. The Lessor shall submit the invoice to:

GSA Office of Finance
P.O. Box 17181
Fort Worth, Texas 76102

With Courtesy Copies to:

Tina Church
General Services Administration
Customer Projects Service Center
230 S. Dearborn Street, Room 3300
Chicago, IL 60604

Katherine O'Neil
CB Richard Ellis
8270 Greensboro Dr
Suite 620
McLean, VA 22102

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

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

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LESSOR High Grove Business Associates, LLC

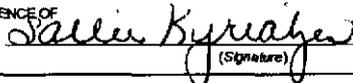
BY


(Signature)

PARTNER

(Title)

IN PRESENCE OF


(Signature)

1041 E Woodfield Rd Schaumburg IL

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Tina Church (Signature)

Lease Contracting Officer

(Official Title)

Paragraph 2 is hereby deleted in its entirety and replaced with:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 1, 2011 through January 31, 2021, subject to any renewal rights as may be hereinafter set forth.

Paragraph 3 is hereby deleted in its entirety and replaced with:

3. The Government shall pay the Lessor rent as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>
Years 1 – 5	\$1,274,583.89	\$106,215.34	\$47.21
Years 6 – 10	\$549,720.00	\$45,810.00	\$20.36

CPI and tax escalations continue throughout the term of the lease.

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

High Grove Business Associates, LLC
1031 E. Woodfield Road
Schaumburg, IL 60173-4706

Paragraph 4 is hereby deleted in its entirety and replaced with:

4. The term of this lease shall be for ten (10) years, five (5) years firm with sixty (60) days written cancellation notice anytime on or after January 31, 2016. No rental shall accrue after the effective date of termination. Said notice shall be computer commencing with the day after the date of mailing.

Lessor & Gov't