

Paragraph 3 is 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>	<u>RATE/USF</u>
Year 1 (Months 1-3)	\$98,900.12	\$32,966.71	\$34.96	\$39.56
Year 1 (Months 4-12)	\$754,527.51	\$83,836.38	\$35.28	\$39.78
Years 2 - 5	\$1,006,036.63	\$83,836.38	\$35.28	\$39.78
Years 6-10	\$851,385.50	\$70,948.79	\$29.75	\$33.66

The amortization payments have been calculated based on amortizing Phase I portion of the T.I. Allowance over 60 months and the Phase II T.I. Allowance over 57 months

CPI and tax escalations continue throughout the term of the lease

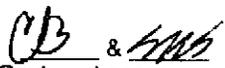
Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Duke Secured Financing 2009 - 1ALZ, LLC
75 Remittance Drive
Suite 1175
Chicago, Illinois 60675-1175

Paragraph 25 is hereby added and made a part of this lease

*25. The Tenant Improvement proposal dated April 16, 2010 is hereby approved for the amount of \$879,419.13. The full amount of \$879,419.13 will be amortized into the rent over the first five (5) years at an interest rate of 5%. For Phase I, the tenant build out cost of \$879,419.13 is amortized for a period of sixty (60) months at 5%. Therefore, the amortized tenant build out costs are \$250,672.56 per annum or \$6.96 per rentable square foot. For Phase II, the tenant build out cost of \$879,419.13 is amortized for a period of fifty-seven (57) months at 5%. Therefore, the amortized tenant build out costs are \$262,691.49 per annum or \$7.28 per rentable square foot.

The Government, if approved by the Contracting Officer in writing, may adjust the amortized amount to reflect any additional Tenant improvement costs during the course of the project. Any Tenant Improvement amount above the original tenant allowance of \$1,106,943.00 will be paid pursuant to Paragraph 3.3 of the SFO."


Govt Lessor