

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LIL18008	DATE 07/01/2010	PAGE 1 of 2
ADDRESS OF PREMISES 1550 North Northwest Highway, Park Ridge, IL 60068			

THIS AGREEMENT, made and entered into this date by and between: Park Ridge Medical Building, LLC, whose address is: 7501 Lemont Road, Suite 300, Woodridge, IL 60517

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

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 1, 2010, as follows: Supplemental Lease Agreement No.1 is issued to amend the original Lease Agreement to establish the occupancy date and establish the monthly/annual rental rate. All other terms and conditions remain the same.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 1, 2010 as follows:

Paragraph 1 is hereby amended to establish the rentable and useable square footage:

1. The Lessor hereby leases to the Government the following described premises:

7,064 rentable square feet of office and garage space which yields 6,143 ANSI BOMA office area square feet. The leased property is located at 1550 North Northwest Highway in Park Ridge, IL 60068. Such real property described herein shall be hereinafter collectively referred to as the "Leased Premises."

A garage allowing for a total of four (4) covered, secured garage spaces as well as storage space for agency equipment is available to the Government at no additional cost.

Said premises to be used for such purposes as determined by the General Services Administration.

Paragraph 2 is hereby amended to establish the effective occupancy date as follows:

2. To have and to hold the said premises with their appurtenances will be leased for a term of ten (10) years, six (6) years firm for the term beginning July 1, 2010 and continuing through June 30, 2020, subject to any renewal rights that may be hereinafter set forth.

The Government may terminate Lease No. LIL18008 after the firm term of six (6) years by giving ninety (90) days written notice to the Lessor. Said notice shall be computed with the day after the post-marked mailing date.

Paragraph 3 is hereby amended to establish the effective rent rate as follows:

3. The Government shall pay the Lessor rent in accordance with the terms specified in Lease No. LIL18008. Because Tenant Improvement build-out was not completed by the date of beneficial occupancy, or July 1, 2010, the Government shall withhold payment of amortized Tenant Improvements until the work is completed by the Lessor and accepted by the Government. The Government has established that the Lessor shall complete construction of all Tenant Improvements to the office space and the garage between thirty (30) and sixty (60) days of July 1, 2010. Payment of Tenant Improvements shall be included in the rent upon completion of Tenant Improvement construction and acceptance of the leased space by an authorized Government official, and shall be enumerated in a Supplemental Lease Agreement to follow. The rent on July 1, 2010 is as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>
Years 1 – 5	\$179,306.67*	\$14,942.22*	\$25.38*
Shell	141,257.67	11,771.47	20.00
Operating Costs	28,861.00	2,405.08	4.09
Taxes	9,188.00	765.67	1.30

**this rate does not reflect amortized Tenant Improvement costs. Amortized Tenant Improvement costs shall be paid upon completion and acceptance of the construction of the leased space.*

INITIALS: OB & [Signature]
LESSOR & GOVT

Years 6- 10	\$193,452.20	\$16,121.02	\$27.39*
Shell	155,403.20	12,950.27	22.00
Operating Costs	28,861.00	2,405.08	4.09
Taxes	9,188.00	765.67	1.30

Paragraph 6(A)(i) is hereby amended to establish the rental consideration owed by the Lessor as follows:

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

- i. Tenant Improvement shall be all alterations for the Government demised area from existing conditions of the leased space. The Agreed upon Tenant Alteration amount is \$132,745.13, or \$21.6092 per ANSI BOMA (Usable) square foot. Such alterations shall be described and identified in the drawings used to construct the Government demised area, as stated in SFO No. LIL18008.

Paragraph 18 is hereby amended to establish the Tenant Improvement amount as follows:

18. The tenant build out will conform to the specifications in the Lease and all attachments, and are to be provided by the Lessor as part of the total rental payment. In accordance with Paragraph 1.10 of the Lease, the Lessor agrees to provide up to \$132,745.13 toward the cost of the Tenant Improvements. The tenant build out cost of \$132,745.13 (based on actual Tenant improvement costs) is amortized for a period of 6 years at 8%. Therefore, the amortized tenant build out costs are \$27,929.43 per annum or \$3.95 per rentable square foot. Pursuant to Paragraph 1.11 of the Lease, in the event the Tenant Improvement Cost is less than the amount provided above, the Lessor agrees to refund such difference in the form of reduction of base rent using an 8% amortization rate. The refund will be a credit of the rent equally spread out throughout the firm lease term (6 years). In the event that the Tenant Improvement Cost is greater than the amount provided above, Lessor agrees to amortize the additional cost at 8% throughout the firm lease term, or the Government may choose to pay lump sum for any part of the Tenant Improvement Cost. The Government and Lessor must agree on any additional Tenant Improvement Cost through a Supplemental Lease Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above

LESSOR

SIGNATURE

As Agent *Chet Bauer*

NAME OF SIGNER

CHET BAUER

ADDRESS

1480 RENAISSANCE DRIVE PARK RIDGE IL 60068

IN PRESENCE OF

SIGNATURE

K. Scott

NAME OF SIGNER

KRISTINA
SCOTT

ADDRESS

1480 Renaissance Dr. Park Ridge IL 60068

UNITED STATES OF AMERICA

OFFICIAL SEAL
K SCOTT

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/30/12

SIGNATURE

[Signature]

NAME OF SIGNER

OFFICIAL TITLE OF SIGNER

CONTRACTING
LEASING OFFICER