

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE
1/20/11

TO LEASE NO. GS-05B-18099

ADDRESS OF PREMISES 525 West Van Buren Street, Chicago, Illinois 60607

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

whose address is SEE INSERT No. 1 attached in SLA Page 3 of 3

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

WHEREAS, the parties hereto desire to amend the effective date of the Lease based on acceptance of the completed Tenant Improvements by the Government.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, with an effective date of March 1, 2011, as follows:

Paragraph 1, 3, 13, 16, & 18 of the SF-2 are hereby deleted in their entirety and replaced with the following:

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

40,953 ANSI/BOMA office area square feet (50,080 rentable square feet) of contiguous office space located at Congress Center, 525 W. Van Buren Street, Chicago, IL 60607 to be used for such purposes as determined by the General Services Administration. The lease contains two blocks of space. Block A consists of 27,373 ANSI/BOMA office area square feet (33,473 rentable square). Block B consists of 13,580 ANSI/BOMA office area square feet (16,607 rentable square).

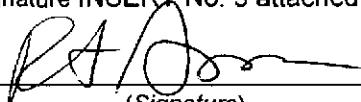
All other terms and conditions of the lease shall remain in force and effect.

Page 1 of 3

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

LESSOR See Signature INSERT No. 3 attached to SLA Page 3 of 3

BY


(Signature)

EVP

(Title)

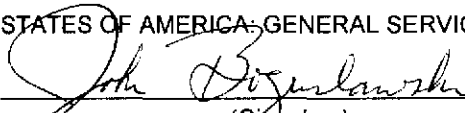
IN PRESENCE OF


(Signature)

500 W. Monroe St, Ste. 2900
Chicago, IL 60613
(Address)

UNITED STATES OF AMERICA- GENERAL SERVICES ADMINISTRATION

BY


(Signature)

Contracting Officer
(Official Title)

INITIALS: EA & JMB
LESSOR GOV

3. The Government shall pay the Lessor annual rent per the following schedule:

Year 1:	\$1,953,120.00
Year 2:	\$1,978,160.00
Year 3:	\$2,003,200.00
Year 4:	\$2,028,240.00
Year 5:	\$2,053,280.00
Year 6:	\$1,594,547.20
Year 7:	\$1,619,587.20
Year 8:	\$1,644,627.20
Year 9:	\$1,669,667.20
Year 10:	\$1,694,707.20

Rent for a lesser period will be prorated. The lease is not subject to Operating Cost Escalations. The lease is subject to Real Estate Tax adjustments.

Rent checks shall be made payable to : SEE INSERT No. 2 attached to SLA Page 3 of 3

13. Operating Cost Adjustments: The rent is not subject to annual operating cost adjustments as Section 4.3 of Solicitation for Offers No. GS-05B-18099 has been deleted in its entirety from this lease. The fixed operating cost will be \$478,264.00.

16. Lease Common Area Factor: The Lease Common Area Factor is 1.22287 (40,953 ABOA square feet multiplied by 1.22287 equals 50,080 rentable square feet).

18. Tenant Improvements: 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. Therefore, the total amortized tenant build out costs are \$1,981,715.67. Pursuant to Paragraph 3.3 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 a 7% amortization rate. The refund will be a credit of the rent equally spread out throughout the firm lease term (5 years). In the event the Tenant Improvement Cost is greater than the amount provided above, Lessor agrees to amortize the additional cost up to a maximum of 10% over \$1,981,715.67 at 7% throughout firm lease term (5 years), 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 included in the rental rate through a Supplemental Lease Agreement.

INITIALS: RET & JMB
LESSOR GOV

Insert No. 1:

"NNN CONGRESS CENTER, LLC, GREIT - CONGRESS CENTER, LLC, NNN CONGRESS CENTER 1, LLC, NNN CONGRESS CENTER 2, LLC, NNN CONGRESS CENTER 3, LLC, NNN CONGRESS CENTER 4, LLC, NNN CONGRESS CENTER 5, LLC, NNN CONGRESS CENTER 6, LLC, NNN CONGRESS CENTER 7, LLC, NNN CONGRESS CENTER 8, LLC, NNN CONGRESS CENTER 10, LLC, NNN CONGRESS CENTER 11, LLC, NNN CONGRESS CENTER 12, LLC, NNN CONGRESS CENTER 13, LLC, NNN CONGRESS CENTER 14, LLC, NNN CONGRESS CENTER 15, LLC, NNN CONGRESS CENTER 16, LLC, and NNN CONGRESS CENTER 17, LLC, each one a Delaware limited liability company (collectively, "**Lessor**"), acting by and through Triple Net Properties Realty, Inc. ("**Agent**" for Landlord)

c/o Grubb & Ellis Company or Triple Net Properties Realty, Inc.

1551 North Tustin Avenue

Suite 200

Santa Ana, CA 92705

Attn: Real Estate Notice Department"

Insert No. 2:

"NNN Congress Center, LLC

2376 Paysphere Circle


Chicago, IL 60674-0023"

Insert No. 3:

"LESSOR:

NNN CONGRESS CENTER, LLC, GREIT - CONGRESS CENTER, LLC, NNN CONGRESS CENTER 1, LLC, NNN CONGRESS CENTER 2, LLC, NNN CONGRESS CENTER 3, LLC, NNN CONGRESS CENTER 4, LLC, NNN CONGRESS CENTER 5, LLC, NNN CONGRESS CENTER 6, LLC, NNN CONGRESS CENTER 7, LLC, NNN CONGRESS CENTER 8, LLC, NNN CONGRESS CENTER 10, LLC, NNN CONGRESS CENTER 11, LLC, NNN CONGRESS CENTER 12, LLC, NNN CONGRESS CENTER 13, LLC, NNN CONGRESS CENTER 14, LLC, NNN CONGRESS CENTER 15, LLC, NNN CONGRESS CENTER 16, LLC, and NNN CONGRESS CENTER 17, LLC, each one a Delaware limited liability company

By: Triple Net Properties Realty, Inc., its Agent

By: 
Name: Robert Assouline
Title: EVP"

INITIALS: RA & JMB
LESSOR GOV