

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	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:
1041 E Woodfield Road
Schaumburg, IL 60173-4706

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

WHEREAS, the parties hereto desire to amend the above Lease. Lease Amendment No 7 is being issued to document Operating base for [redacted] space and office space to be paid by the Government.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 1, 2011 as follows:

A. USE OF THE GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR "SUPPLEMENTAL LEASE AGREEMENT" SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT.

B. 13. Effective April 1, 2011, for the purpose of computing Operating Cost Adjustments in accordance with Paragraph 4.3 of the SFO, this lease amendment establishes two blocks of space, each with a different base cost of services for operating expense. The blocks of space are henceforth referred to as Block A and Block B.

For Block A, effective April 1, 2011, the base cost of services is \$141,971.50 per annum or \$5.50 per Rentable square foot for 25,813 feet of rentable office space.

For Block B, effective April 1, 2011, the base cost of services is \$11,276.50 per annum or \$9.50 per Rentable square foot for 1,187 feet of rentable office space. This increase is for the LAN [redacted] space to be cooled 24 hours a day, 7 days a week.

*See page 3 for diagram of Space A and B

SLA #7 Continued on Page 1 of 2
This Lease Amendment contains 2 pages.

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 below date.

FOR THE LESSOR: High Grove Business Associates, LLC FOR THE GOVERNMENT: TINA CHURCH

Signature: [Signature]
Name: MARK BRATKIV
Title: MEMBER
Entity Name: High Grove Business Associates LLC
Date: 2-7-13

Signature: [Signature]
Name: Tina Church
Title: Lease Contracting Officer
GSA, Public Buildings Service, SPC5
Date: 2/13/13

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: Sallie Kyriakou
Title: Office Manager
Date: 2/11/12

C. 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/ABOA</u>
04/01/2011-03/31/2016				
Shell Rent	\$363,691.30	\$30,307.61	\$13.47	\$13.47
Operating Rent	\$153,248.00	\$12,770.67	\$5.68	\$5.68
Tenant Improvements	\$748,526.95	\$62,377.25	\$27.72	\$27.72
Full Service Rent	\$1,265,466.25	\$105,455.52	\$46.87	\$46.87
04/01/2016-03/31/2021				
Shell Rent	\$401,220.00	\$33,435.00	\$14.86	\$14.86
Operating Rent	\$153,248.00	\$12,770.67	\$5.68	\$5.68
Tenant Improvement	0	0	0	0
Full Service Rent	\$554,468.00	\$46,205.67	\$20.54	\$20.54

ALL OTHER TERMS AND CONDITIONS REMAIN IN FULL FORCE AND EFFECT.

INITIALS: MB & TC
 LESSOR GOVT