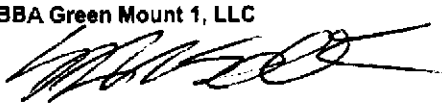

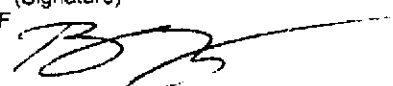
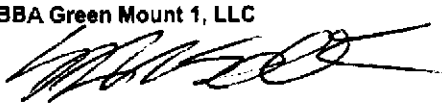

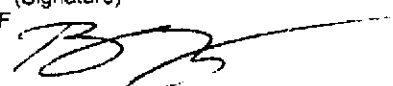
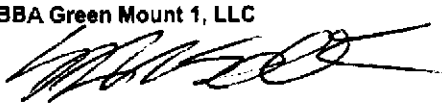

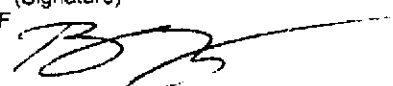





<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	Supplemental Agreement No. 1	Date: <b>4/22/2010</b>				
TO LEASE NO. <b>GS-05B-18286</b>						
ADDRESS OF PREMISES <b>Riverway Central          9377 West Higgins Road          Rosemont, Illinois 60018</b>						
<p>THIS AGREEMENT, made and entered into this date by and between <b>Duke Secured Financing 2009-1ALZ, LLC</b></p> <p>whose address is    <b>600 E. 96<sup>th</sup> Street, Suite 100          Indianapolis, Indiana 46240</b></p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon <u>Government execution</u>, as follows:</p> <p><b>I. The purpose of this Supplemental Lease Agreement (SLA) is to provide the Notice to Proceed for the Tenant Construction Budget.</b></p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>          <p>All other terms and conditions of the Lease shall remain in force and effect.</p> <p>Continued on Page 2</p>						
Page 1 of 2						
<table style="width: 100%;"> <tr> <td style="width: 60%;"> <b>LESSOR: ISBI/BBA Green Mount 1, LLC</b>          BY:           (Signature)       </td> <td style="width: 40%; text-align: center;">           (Title)       </td> </tr> <tr> <td>         IN THE PRESENCE OF           (Signature)       </td> <td style="text-align: center;">         VP 6133 N River Road          Suite 280          (Address) Rosemont, IL 60018       </td> </tr> </table>			<b>LESSOR: ISBI/BBA Green Mount 1, LLC</b> BY:  (Signature)	 (Title)	IN THE PRESENCE OF  (Signature)	VP 6133 N River Road Suite 280 (Address) Rosemont, IL 60018
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IN THE PRESENCE OF  (Signature)	VP 6133 N River Road Suite 280 (Address) Rosemont, IL 60018					
<table style="width: 100%;"> <tr> <td style="width: 60%;">         UNITED STATES OF AMERICA            By: CHRISTINE BECKER       </td> <td style="width: 40%; text-align: center;">         CONTRACTING OFFICER       </td> </tr> </table>			UNITED STATES OF AMERICA  By: CHRISTINE BECKER	CONTRACTING OFFICER		
UNITED STATES OF AMERICA  By: CHRISTINE BECKER	CONTRACTING OFFICER					

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

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

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
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