

Paragraph 2 is deleted in its entirety and replaced with:

2. TO HAVE AND TO HOLD Phase I premises consisting of 10,000 ANSI/BOMA Office Area square feet, 11,316 rentable square feet with their appurtenances for the term beginning on August 3, 2010 through August 2, 2020 subject to any termination rights as may be hereinafter set forth.

TO HAVE AND TO HOLD the said Phase II premises consisting of 15,290 ANSI/BOMA Office Area square feet, 17,302 rentable square feet with their appurtenances for the term beginning on October 1, 2010 through August 2, 2020 subject to any termination rights as may be hereinafter set forth.

Paragraph 3 is deleted in its entirety and replaced with:

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

PHASE I

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
08/03/2010 - 08/02/2015	\$415,967.76	\$34,663.98	\$36.76	\$41.60
08/03/2015 - 08/02/2020	\$336,648.03	\$28,054.00	\$29.75	\$33.66

PHASE II

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
10/01/2010 - 08/02/2015	\$612,093.93	\$51,007.83	\$35.38	\$40.03
08/03/2015 - 08/02/2020	\$514,737.47	\$42,894.79	\$29.75	\$33.66

TOTAL RENT

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
08/03/2010 - 08/02/2011	\$926,046.06	\$77,170.51	\$32.38	\$36.62
08/03/2011 - 08/02/2015	\$1,028,061.69	\$85,671.81	\$35.92	\$40.65
08/03/2015 - 08/02/2020	\$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 58 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 4 is deleted in its entirety and replaced with:

4. The term of this lease shall be for ten (10) years, five (5) years firm. The Government may terminate this lease in whole or in part at anytime on or after the FIFTH (5th) YEAR (August 2, 2015) of the lease by giving at least ninety (90) days notice in writing to the Lessor and no rental shall accrue after the effective date of Termination. Said notice shall be computer commencing with the day after the date of mailing.

CB & LMS
Govt Lessor

Paragraph 25 is deleted in its entirety and replaced with

"29. The Tenant Improvement proposal dated April 16, 2010 approved for the amount of \$879,419.13. Change orders 1 - 4 previously approved totaling \$105,240.76 is added to the Tenant Improvement budget for a final total of \$984,659.89. The full amount of \$984,659.89 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 \$437,673.00 is amortized for a period of sixty (60) months at 5%. Therefore, the amortized tenant build out costs are \$99,113.29 per annum or \$8.759 per rentable square foot. For Phase II, the tenant build out cost of \$546,986.29 is amortized for a period of fifty-eight (58) months at 5%. Therefore, the amortized tenant build out costs are \$127,628.95 per annum or \$7.377 per rentable square foot."

Paragraph 26 is deleted in its entirety and replaced with:

26: The Lessor and the Broker (CB Richard Ellis) have agreed to a cooperating lease commission of \$1.25 per rentable square foot, per year for the entire initial term of this lease. The total amount of the commission is \$178,862.50 (28,618 rsf x \$1.25 x 5 years). In accordance with the "Broker Commission and Commission Credit" Paragraph, the Broker has agreed to forego 39% of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is \$69,756.38 (\$178,862.50 x 39%). The Lessor agrees to pay the Commission less the Commission Credit (\$109,106.13) to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rent Payment \$34,663.98 minus prorated Commission Credit of \$17,439.10 equals \$17,224.88 adjusted First Month's Rent.

Second Month's Rent Payment \$34,663.98 minus prorated Commission Credit of \$17,439.10 equals \$17,224.88 adjusted Second Month's Rent.

Third Month's Rent Payment \$85,671.81 minus prorated Commission Credit of \$17,439.08 equals \$68,232.71 adjusted Third Month's Rent.

Fourth Month's Rent Payment \$85,671.81 minus prorated Commission Credit of \$17,439.08 equals \$68,232.71 adjusted Fourth Month's Rent.

Paragraph 29 is hereby added and made a part of this lease

"29. The Tenant Improvement proposal dated April 16, 2010 approved for the amount of \$879,419.13. Change orders 1 - 4 previously approved totaling \$105,240.76 is added to the Tenant Improvement budget for a final total of \$984,659.89. The full amount of \$984,659.89 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 \$437,673.00 is amortized for a period of sixty (60) months at 5%. Therefore, the amortized tenant build out costs are \$99,113.29 per annum or \$8.759 per rentable square foot. For Phase II, the tenant build out cost of \$546,986.29 is amortized for a period of fifty-eight (58) months at 5%. Therefore, the amortized tenant build out costs are \$127,628.95 per annum or \$7.377 per rentable square foot."

CB & MS
Govt Lessor