

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-05B-18548
ADDRESS OF PREMISES TERRACE OAKS OFFICE BUILDING 635 BUTTERFIELD ROAD, SUITE 210 & 260 OAKBROOK TERRACE, IL 60181-4001	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between Terrace Oaks Associates, LLC

whose address is: 635 Butterfield Road
Suite 220
Oakbrook Terrace, IL 60181-4001

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 28, 2013 as follows:

The purpose of this Lease Amendment is to document the date that the Building Specific Security Costs for the shatter resistant film were completed and establish the new annual rental rate schedule. The Building Specific Security improvements were completed on May 28, 2013 and the actual cost was \$32,000.00. This amount was amortized at 6.00% over 41 months for a total of \$10,381.94 annually and will be included in the annual rental commencing May 28, 2013 through October 15, 2016.

Section 1.03A of the GSA Form L202 is hereby deleted and replaced in its entirety:

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

Term	Shell	Operating Exp	BSAC	Annual Rent	Monthly Rent
Year 1 (10/16/12-5/27/13)	\$93,073.00	\$46,722.00		\$139,795.00	\$11,649.58
Year 1 (5/28/13-10/15/13)	\$93,073.00	\$46,722.00	\$10,381.94	\$150,176.94	\$12,514.75
Year 2-4 (10/16/13-10/15/16)	\$93,073.00	\$46,722.00	\$10,381.94	\$150,176.94	\$12,514.75
Year 5 (10/16/16-10/15/17)	\$93,073.00	\$46,722.00		\$139,795.00	\$11,649.58

Parking referenced in Section 1.02A of the GSA Form L202 is included in the rental consideration.

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:

Signature: *Thomas E. Compton*
 Name: Thomas E. Compton
 Title: Manager
 Entity Name: Terrace Oaks Assoc, LLC
 Date: 7/23/13

FOR THE GOVERNMENT:

Signature: *Christine Reynolds*
 Name: Christine Reynolds
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, _____
 Date: 7/25/13

WITNESSED FOR THE LESSOR BY:

Signature: *Robert C. Rouch*
 Name: Robert C. Rouch
 Title: Dir. Market
 Date: 7/28/13

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."

INITIALS:


LESSOR

&


GOVT