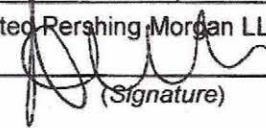
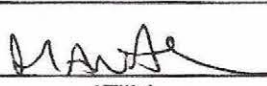
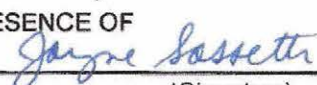
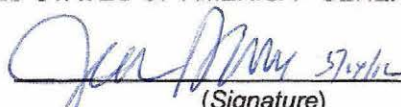


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 1 PS# 0022842	DATE 5/14/2012
TO LEASE NO. GS-05B-18739		
ADDRESS OF PREMISES Halsted Pershing Business Center 815 W. Pershing Road Chicago, IL 60609-1423		
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p style="text-align: center;">Halsted Pershing Morgan LLC</p> <p>whose address is 20 S Clark Street, Suite 630 Chicago, IL 60603-1831</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 by establishing lease commencement and providing for a lump sum payment for tenant improvements.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 11, 2012, as follows:</p> <p>A. Paragraph 2 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:</p> <p style="padding-left: 40px;">"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning May 11, 2012 through May 10, 2027, subject to termination rights as may be hereinafter set forth."</p> <p>B. Paragraph 4 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:</p> <p style="padding-left: 40px;">"4. The Government may terminate this lease at any time after May 10, 2022, by giving at least 120 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."</p>		
All other terms and conditions of the lease shall remain in force and effect.		Page 1 of 2
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
<p>LESSOR: Halsted Pershing Morgan LLC</p> <p>BY <u></u> (Signature) <u></u> (Title)</p> <p>IN PRESENCE OF <u></u> (Signature) <u>20 S Clark, Chicago IL 60603</u> (Address)</p>		
<p>UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION</p> <p>BY <u></u> (Signature) _____ (Official Title)</p> <p style="text-align: right;">Contracting Officer</p>		

C. Paragraph 28 is added to this lease as follows:

"28. The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings and Special Requirements is \$821,150.13 including payments for Tenant Improvement overages. Of this amount \$17.73/ABOA or a total of \$443,250.00, will be amortized into rent payments over 120 months at 7.0%. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$377,900.13 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments, but will be paid upon acceptance of the space.

Tenant Improvement lump sum payment amount: \$377,900.13

Submit your invoice directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov. Your invoice must be on letterhead of the Lessor, include an invoice number, this lease number, and the following Pegasus Document Number: **PS# 0022842**. Submit invoice only after the lease is activated after the Government accepts the space."

Lessor _____ (initials & date)
Government JPW 5/14/12 (initials & date)