

STANDARD FORM 2
FEBRUARY 1965
EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41 CFR) 1-16.601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO.

GS-05B-17010

THIS LEASE, made and entered into this date by and between

Higgins Development Partners
whose address is 101 E. Erie Street, Suite 800
Chicago, Illinois 60611

and whose interest in the property hereinafter described is that of owner

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

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

393,674 Net Rentable Square Feet equating to 350,391 Net Usable Square Feet of Office and related space, which includes one 10-story office building with underground parking, one 1-story annex facility, and an on site 2-story parking structure. Parking is provided as follows: 595 on site, inside, secured parking spaces, 190 on site, outside secured parking spaces, for a grand total of 785 spaces. The new building will be located at Damen Avenue and Roosevelt Road, in Chicago, IL. The government will occupy this building 100%. This is a build to suit lease contract. One (1) story will remain vacant in the event that the government would require future expansion.

to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 1, 2006 through December 31, 2019, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$17,908,230.26 at the rate of \$1,492,352.52 per Month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Higgins Development Partners
101 E. Erie Street, Suite 800
Chicago, Illinois 60611

4. The Government or the Lessor may not terminate this lease before the firm term date of December 31, 2019.
5. The lease may be renewed at the option of the Government, for the following terms and at the following rentals: (See SF2 Attachment A for Rent Breakdown). The Government reserves the right to exercise two ten-year renewal options upon Congressional approval of rent.

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

ALL SERVICES, UTILITIES, INCLUDING LIGHTS AND PLUGS, MAINTENANCE, AND SPACE IMPROVEMENTS AS SPECIFIED IN SOLICITATION FOR OFFERS GS-05B-17010, WHICH INCLUDES THE AGENCY'S SPECIAL REQUIREMENTS.

Also, as part of the rental consideration, the Lessor shall meet as responsibilities and obligations as defined in the Solicitation for Offers No. GS-05B-17010 as amended, Special Requirements and other attachments to the lease as identified in Paragraph 1.0-1.12, 2.0-2.10, 3.0-3.28, 4.0-4.26, 5.0-5.17, 6.0-6.17, 7.0-7.11, 8.0-8.14, 9.0-9.8, 10.0-10.7, 11.0-11.4, 12.0-12.53, 13.0-13.15, 14.0-14.16, 15.0-15.6, 16.0-16.49, 17.0-17.24 UPGRADE LIST- (14 PAGES).

7. The following are attached and made a part hereof:

Standard Form 2 with Attachments to SF2 (20 pages)
The SFO and all Special Requirements (209 pages)
Amendments #1- (2 pages), #2- (6 pages), and #3- (3 pages)
GSA FORMS: 3516-(5 pages), 3517-(27 pages), 3518-(4 pages), 1364-(11 pages), 1217-(1 page)
Drawings: Conceptual Drawings, A1-1.1 – A3-1.1, A8-1.0, S2-1.01 – S2-2.1, M2-2.2 – M3-1.2, E3-1.0 E4-1.0 (54 pages)
UPGRADES LIST (14 PAGES).
Real Property Conveyance Agreement (41 pages)

8. The following changes were made in this lease prior to its execution:

PARAGRAPH 1.3, 1.4, 1.7, 1.9, 1.12, 2.1, 3.3, 3.4, 3.7F, 3.9, 3.11, 3.12, 3.16, 4.9, 4.10, 4.18, 6.10, 7.5-DELETED, 7.7, 14.13, 15.6, 15.12, 17.5, 17.6, 17.8-2 552.270.5, 46-52.219-16(B), 17.9, 17.10, 17.13, 17.20, 17.21, 17.22, 17.23, 17.24,

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR THOMAS R. SAMUELS – HIGGINS DEVELOPMENT PARTNERS

BY

[Redacted Signature]

(Signature)

IN

[Redacted Address]

101 EAST ERLE CHICAGO, IL 60611
(Address)

UN

SERVICES ADMINISTRATION

[Redacted Name]

Contracting Officer

(Official title)