

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 93

DATE (FOR GOV'T USE ONLY)  
January 9, 2009

TO LEASE NO.  
GS-05B-17010

ADDRESS OF PREMISES Chicago [redacted] Building  
2111 West Roosevelt Road  
Chicago, Illinois 60608

THIS AGREEMENT, made and entered into this date by and between  
FBI Chicago Partners LLC  
C/O USAA Real Estate Company  
9830 Colonnade Blvd., Suite 600  
San Antonio, Texas 78230-2239

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective on this date January 9, 2009 as follows:

This Supplemental Lease Agreement is hereby issued to reflect authorization by the Government to the Lessor to permit the transactions set forth below relating to ownership interests in Lessor, to reflect the change of the address for the Lessor and the Payee under the Lease, and to alter the Tax ID Number, Duns Number and GSA Form 3518, Representations and Certifications.

1. FBI Chicago Partners LLC, a Delaware LLC ("FBI Chicago") the Lessor under the Lease has two members: Ness Chicago LLC, an Illinois Limited Liability Company ("Ness") and FBI CP Investors LLC, a Delaware Limited Liability Company ("FBI Investors"). The sole member of Ness is US Real Estate Limited Partnership, a Texas Limited Partnership ("US Real Estate").
2. The Government approves the following transactions:
  1. The assignment by US Real Estate, the sole member of Ness of 100% of the membership interest in Ness to US Government Building Fund LLC, a Delaware Limited Liability Company ("Fund") and
  2. The assignment by FBI Investors to Ness of FBI Investors' membership interest in and to FBI Chicago, the Lessor under the Lease.

All other terms and conditions of the lease shall remain in force and effect.

Continued on next page

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR FBI [redacted]

BY

IN P [redacted]

Senior Financial Officer

(Title)

9830 Colonnade Blvd, Suite 600

(Address)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION

10/14/09  
Contracting Officer

(Official Title)

3. After the assignment stated above the Lessor will be wholly owned by Ness and Ness will be wholly owned by the Fund. The Lessor under the lease remains FBI Chicago Partners LLC after the permitted assignments.
4. The new address for the Lessor and Payee under the Lease are as follows:

New Lessor Address

FBI Chicago Partners LLC  
C/O USAA Real Estate Company  
9830 Colonnade Blvd., Suite 600  
San Antonio, Texas 78230-2239

New Payee Address

FBI Chicago Partners LLC  
C/O USAA Real Estate Company  
9830 Colonnade Blvd., Suite 600  
San Antonio, Texas 78230-2239

Tax Payer Identification No. XXXXXXXXXX

Duns No. 166476262

The Lessor assumes, approves, adopts and agrees to be bound by all of the terms of the Lease.