

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-05B-18841
ADDRESS OF PREMISES 231 S. LASALLE STREET CHICAGO, IL 60604-1426	PDN Number: N/A

THIS AMENDMENT is made and entered into between

SL 231 LaSalle St. LLC, Gefen Chicago LLC, and Gefen Chicago II LLC

whose address is: Attn: General Manager
 Jones Lang LaSalle Americas
 231 S. LaSalle Street, 6th Floor
 Chicago, IL 60604-1437

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

WHEREAS, the parties hereto desire to amend the Lease to: 1. Increase the TI Allowance; 2. Adjust the rent, commission, and commission credit; and 3. Accept the Space and Commence Rent.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon mutual execution of this Lease Amendment as follows:

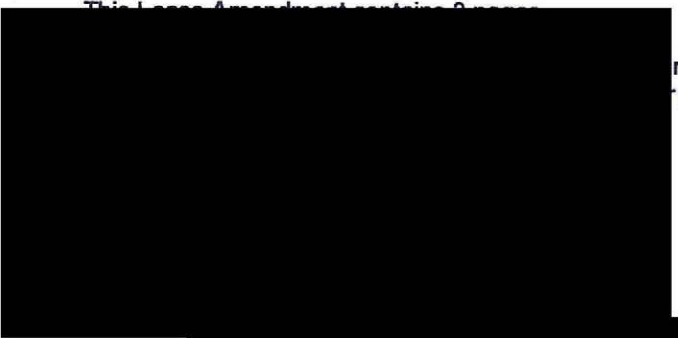
1. The TO HAVE AND TO HOLD Paragraph on page 1 of the Lease is deleted in its entirety and replaced as follows:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning July 16, 2013 and continuing through July 15, 2028, subject to termination and renewal rights as may be hereinafter set forth."

2. Paragraph 1.05 of the Lease is hereby deleted in its entirety and replaced as follows:

"The Government may terminate this Lease, in whole or in part, effective after July 15, 2023 by providing not less than 120

(Continued on page 2)



in force and effect.
 names as of the below date.

FOR THE GOVERNMENT:

Signature:
 Name:
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 9-12-13

Signature:
 Name:
 Title: Vice President
 Entity Name: Gefen Chicago LLC
 Date: 9-9-13

Signature:
 Name:
 Title: Vice President
 Entity Name: Gefen Chicago II LLC
 Date: 9-9-13

WITNESS

Signature:
 Name:
 Title: Assistant to President
 Date: 9-9-13

days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of the termination."

2. Section 1.03 A. is deleted and replaced with the following:

1.03 RENT AND OTHER CONSIDERATION (AUG 2011)

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

	FIRM TERM					
	YEAR 1 ¹		YEARS 2 - 3		YEARS 4 - 6	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$0.00	\$0.00	\$951,986.10	\$14.95	\$1,143,020.10	\$17.95
TENANT IMPROVEMENTS RENT ²	\$262,888.20	\$4.13 ⁴	\$262,888.20	\$4.13 ⁴	\$262,888.20	\$4.13 ⁴
OPERATING COSTS	\$0.00	\$0.00	\$563,550.30	\$8.85	\$563,550.30	\$8.85
BUILDING SPECIFIC SECURITY ³	\$4,459.94	\$0.07 ⁴	\$4,459.94	\$0.07 ⁴	\$4,459.94	\$0.07 ⁴
ADDITIONAL TENANT IMPROVEMENT RENT ⁵	\$169,372.78	\$2.66 ⁴	\$169,372.78	\$2.66 ⁴	\$169,372.78	\$2.66 ⁴
TOTAL ANNUAL RENT	\$436,720.92	\$6.86	\$1,952,257.32	\$30.66	\$2,143,291.32	\$33.66

	FIRM TERM				NON FIRM TERM	
	YEARS 7 - 9		YEAR 10		YEARS 11 - 15	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$1,334,054.10	\$20.95	\$1,525,088.10	\$23.95	\$1,334,054.10	\$20.95
TENANT IMPROVEMENTS RENT ²	\$262,888.20	\$4.13 ⁴	\$262,888.20	\$4.13 ⁴	\$262,888.20	\$4.13 ⁴
OPERATING COSTS	\$563,550.30	\$8.85	\$563,550.30	\$8.85	\$563,550.30	\$8.85
BUILDING SPECIFIC SECURITY ³	\$4,459.94	\$0.07 ⁴	\$4,459.94	\$0.07 ⁴	\$4,459.94	\$0.07 ⁴
ADDITIONAL TENANT IMPROVEMENT RENT ⁵	\$169,372.78	\$2.66 ⁴	\$169,372.78	\$2.66 ⁴	N/A	N/A
TOTAL ANNUAL RENT	\$2,334,325.32	\$36.66	\$2,525,359.32	\$39.66	\$2,164,952.54	\$34.00

¹Shell Rent and Operating Expenses are abated for the first twelve months.
²The Tenant Improvement Allowance is amortized at a rate of 6.75 percent per annum over 15 years.
³Building Specific Security Costs are amortized at a rate of 6.75 percent per annum over 15 years.
⁴Rates may be rounded.
⁵The Additional Tenant Improvement Allowance is amortized at a rate of 7.75 percent per annum over 10 years.

INITIALS: RB & CR
 LESSOR & GOVT

3. Section 1.04 is deleted and replaced with the following:

1.04 BROKER COMMISSION AND COMMISSION CREDIT (AUG 2011)

A. UGL Services – Equis Operations (“Broker”) is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to UGL Services – Equis Operations with the remaining [REDACTED] which is the “commission credit”, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this commission credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the “Rent and Other Consideration” paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully 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:

Month 13 Rental Payment \$162,688.11 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 13th Month’s Rent.

Month 14 Rental Payment \$162,688.11 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 14th Month’s Rent.

Month 15 Rental Payment \$162,688.11 minus prorated commission credit of [REDACTED] 0 equals [REDACTED] adjusted 15th Month’s Rent.

Month 16 Rental Payment \$162,688.11 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 16th Month’s Rent.

Month 17 Rental Payment \$162,688.11 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 17th Month’s Rent.

Month 18 Rental Payment \$162,688.11 minus prorated commission credit [REDACTED] equals [REDACTED] adjusted 18th Month’s Rent.

Month 19 Rental Payment \$162,688.11 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 19th Month’s Rent.

4. Section 1.08 is deleted and replaced by the following:

1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$3,651,755.65 (\$71.39 per ABOA SF). The TIA is the amount that the Lessor shall make available for the Government to be used for the TIs. Of this amount, \$2,475,660.00 (\$48.40 per ABOA SF) will be amortized in the rent over the full term of this Lease (15 years) at an annual interest rate of 6.75 percent. The remaining TIA, \$1,176,095.65 (\$22.99 per ABOA SF), will be amortized in the rent over the firm term (10 years) of this Lease at an annual rate of 7.75 percent.

INITIALS: [Signature] LESSOR & [Signature] GOVT