

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05B-18874
ADDRESS OF PREMISES - Olympian Office Center 4343 Commerce Court Lisle, Illinois 60563	PDN Number:

THIS AMENDMENT is made and entered into between **4343 Commerce Court, L.L.C. c/o Riverview Realty Partners** ("the Lessor"), whose address is 330 N. Wabash, Suite 2123, Chicago, Illinois 60611-3586, 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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective June 28, 2013 as follows:


The parties agree that there will be no free rent applied to this Lease. Sections 1.03 and 1.04 of the Lease are modified as described on the following page.


This Lease Amendment contains two (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:

FOR THE GOVERNMENT:

Signature:   
Name: PERSON  
Title: CEO  
Entity Name: 4343 Commerce Court, L.L.C.  
Date: 7/16/13

Signature:   
Name: [Redacted]  
Title: Lea  
GSA, Public Buildings Service  
Date: 7.24.13

WITNESSED FOR THE LESSOR BY:

Signature:   
Name:   
Title:   
Date: 

Section 1.03, **RENT AND OTHER CONSIDERATION (AUG 2011)**, Subparagraph A, is deleted and replaced with the following:

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

	FIRM TERM (MONTHS 1-60)	FIRM TERM (MONTHS 61-120)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$177,130.35	\$233,251.74
TAXES	\$49,396.14	\$49,396.14
TENANT IMPROVEMENTS RENT <sup>1</sup>	\$150,198.95	\$150,198.95
OPERATING COSTS	\$157,077.00	\$157,077.00
BUILDING SPECIFIC SECURITY <sup>2</sup>	\$0	\$0
<b>TOTAL ANNUAL RENT</b>	<b>\$533,802.44</b>	<b>\$589,923.83</b>

<sup>1</sup>The Tenant Improvement Allowance is amortized at a rate of 8.5 percent per annum over 10 years.  
<sup>2</sup>Building Specific Security Costs are amortized at a rate of 0 percent per annum over 0 years.

Section 1.04, **BROKER COMMISSION AND COMMISSION CREDIT (AUG 2011)**, is deleted in its entirety and replaced with the following:

A. CBRE, INC. ("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 CBRE, INC. 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 commission credit will be taken from the monthly rental payment commencing with the first (1<sup>st</sup>) month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

- Month 1 Rental Payment \$44,485.33 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.
- Month 2 Rental Payment \$44,485.33 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.
- Month 3 Rental Payment \$44,485.33 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.
- Month 4 Rental Payment \$44,485.33 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.
- Month 5 Rental Payment \$44,485.33 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 5th Month's Rent.
- Month 6 Rental Payment \$44,485.33 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 6th Month's Rent.
- Month 7 Rental Payment \$44,485.33 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 7th Month's Rent.
- Month 8 Rental Payment \$44,485.33 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 8th Month's Rent.
- Month 9 Rental Payment \$44,485.33 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 9th Month's Rent.
- Month 10 Rental Payment \$44,485.33 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 10th Month's Rent.

INITIALS:  &   
 LESSOR & GOVT