

LEASE NO. GS-05B-18901

Succeeding/Superseding Lease
GSA FORM L202 (January 2012)

This Lease is made and entered into between

Griffin Capital (Westwood) Investors, LLC, 1-36

("the Lessor"), whose principal place of business is c/o Griffin Capital Corporation, 2121 Rosecrans Ave., Suite 3321, El Segundo, CA 90245-4989, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

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

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

Westwood of Lisle I
2443 Warrenville Road
Lisle, IL 60532-3673

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning July 1, 2013 and continuing through June 30, 2023,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

[Redacted Signature]

Title: Managing Director - Asset Management

Date: 9/3/13

[Redacted Signature]

Date: 9/22/2013

WITNESSED BY:

[Redacted Signature]

Name: Travis Bushman

Title: Vice President - Asset Management

Date: 9/3/13

LESSOR:  GOVERNMENT: 

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SUCCEEDING) (SEPT 2011)

Unless otherwise noted, the Government accepts the leased premises and tenant improvements in their current existing condition, with the following exceptions further outlined more thoroughly in this lease. These exceptions include, but are not limited to, security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. The Lessor shall be responsible for continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the lease paragraphs and attached General Clauses.

The Premises are described as follows:

Office and Related Space: 79,407 rentable square feet (RSF), yielding 71,748 ANSI/BOMA Office Area (ABOA) square feet of office and related space based upon a Common Area Factor of 1.10675, located on the 2nd, 3rd and 4th floors and known as Suite(s) 200, 300 and 400, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

1.02 EXPRESS APPURTENANT RIGHTS (SEPT 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within the Government space including elevator lobbies and corridors on the 2nd, 3rd and 4th floors. The Government shall have the non-exclusive right to post Government Rules and Regulations within the Building Common Appurtenant Areas, subject to Lessor consent and approval, which will not be unreasonably withheld. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: 266 total parking spaces as depicted on the plan attached hereto as Exhibit B of which 1 shall be structured inside spaces reserved for the exclusive use of the Government, and 265 shall be surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ^{1 AND 2}	\$1,580,993.37	\$1,791,421.92
TENANT IMPROVEMENTS RENT	\$ 0.00	\$0.00
OPERATING COSTS ³	\$ 543,937.95	\$ 543,937.95
BUILDING SPECIFIC AMORTIZED CAPITAL	\$ 0.00	\$ 0.00
PARKING	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$2,124,931.32	\$2,335,359.87

¹Shell rent (Firm Term) calculation: \$19.91 per RSF multiplied by 79,407 RSF. Shell rent (Non-Firm Term) calculation: \$22.56 per RSF multiplied by 79,407 RSF.

²Shell rent includes \$218,882.00 per annum for Real Estate Taxes. Real Estate Taxes will be adjusted in accordance with Section 2.06.

³Operating Costs rent calculation: \$6.85 per RSF multiplied by 79,407 RSF. Operating costs will be adjusted in accordance with Section 2.08.

B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

C. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

D. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in "Paragraph 1.01 The Premises" created herein;
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities (with the exclusion of separately metered electric for Government space lights, equipment and office machines, as well as separately metered electric for LAN rooms, Incident Response Center and emergency generator. HVAC to the premises, excluding the LAN rooms and Incident Response Center, after normal business hours shall be paid in accordance with Paragraphs 1.12 and 6.06 herein), maintenance required for the proper operation of the Property, the Building, and the Leased Premises, in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements

and improvements required to be made thereto to meet the requirements of this Lease. The Government shall be responsible for paying the cost of separately metered electric for Government space lights, equipment and office machines, as well as separately metered electric for LAN rooms and Incident Response Center and emergency generator directly to the utility provider. The Lessor shall ensure that such utilities are separately metered. The Lessor shall provide and install as part of shell rent, separate meters for utilities. Sub-meters are not acceptable. The Lessor shall furnish in writing to the LCO, prior to occupancy by the Government, a record of the meter numbers and verification that the meters measure Government usage only. Proration is not permissible. In addition, an automatic control system shall be provided to assure compliance with heating and air conditioning requirements.

E. INTENTIONALLY DELETED

1.04 BROKER COMMISSION AND COMMISSION CREDIT (SEPT 2011)

A. **Studley, 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 **Studley, 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 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 1 Rental Payment \$177,077.61 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1ST Month's Rent.

Month 2 Rental Payment \$177,077.61 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2ND Month's Rent.

Month 3 Rental Payment \$177,077.61 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3RD Month's Rent.

1.05 TERMINATION RIGHTS (SUCCEEDING) (SEP 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after **June 30, 2019** by providing not less than **180 days'** prior written notice to the Lessor, however Lessor and Government agree that termination notice shall not be provided prior to July 1, 2019. 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 termination. ~~RENEWAL RIGHTS (SEPT 2011) INTENTIONALLY DELETED~~

1.07 DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	3	A
PARKING PLAN(S)	1	B
SECURITY REQUIREMENTS	4	C
[REDACTED] PROGRAM OF REQUIREMENTS	66	D
GSA FORM 3517B GENERAL CLAUSES (REVISED)	47	E
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	F
SMALL BUSINESS SUBCONTRACTING PLAN	12	G
DESCRIPTION OF LIGHTING UPGRADES	5	H

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SUCCEEDING) (SEPT 2011)

The Government shall have the right to make lump sum payments for any or all work covered by the Tenant Improvement (TI) scope. That portion of the rental payments attributable to amortization of the TIs shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole discretion, may choose to pay lump sum for any part or all of the remaining principal balance of the TIs. If the Government elects to make a lump sum payment for the TIs after occupancy, the payment by the Government will result in a decrease in the rent according to the amortization rate over the remaining firm term of the Lease.

During the first twelve (12) months of the lease term, Government shall have the right to request tenant improvements not to exceed \$150,000.00 and Lessor will amortize cost over the remaining firm term of the lease at an annual rate of 9.0%. Lessor shall be responsible for maintenance of finishes and cyclical replacement as described in the Lease (Form L202).

1.09 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (SEPT 2011)

LESSOR:  GOVERNMENT: 

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is **53.63** percent. The percentage of occupancy is derived by dividing the total Government space of **79,407** RSF by the total building space of **148,063** rentable square feet.

1.10 OPERATING COST BASE (SEPT 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be **\$6.85** per rentable sq.ft (**\$543,937.95/annum**).

1.11 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEPT 2011)

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by **\$1.19** per rentable sq. ft. of space vacated by the Government. The Adjustment for Vacant Premises Rate shall be adjusted annually to the actual Janitorial Services contract cost. Lessor shall provide documentation to the Lease Contracting Officer to document cost.

1.12 HOURLY OVERTIME HVAC RATES (SEPT 2011)

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

\$6.00 per hour per heat pump.

Number of heat pumps on the building system: **77 Total**

2nd floor has 21 Heat pump units,
3rd floor has 30 Heat pump units,
4th floor has 26 Heat pump units.

1.13 24-HOUR HVAC REQUIREMENT (APR 2011)

The Hourly Overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, including the LAN rooms and Incident Response Center such services shall be provided by the Lessor and the cost shall be separately metered and recorded and paid by the Government directly to the utility provider. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants at no additional charge.

1.14 ADDITIONAL BUILDING IMPROVEMENTS (SEPT 2011)

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire Protection and Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

- A. Upgrade lighting as required in Section 3.42 herein, including exterior building lighting, parking areas, walkways, and transition areas.