

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05B-19063
ADDRESS OF PREMISES <b>SOMERSET OFFICE BUILDING</b>	PDN Number:

**THIS AGREEMENT**, made and entered into this date by and between GBRE INVESTMENTS 1, LLC

whose address is:

One Transam Plaza Dr  
Oakbrook Terrace, IL 60181

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

**WHEREAS**, the parties hereto desire to amend the above Lease to incorporate Pages 25-33 of the GSA Form L202 and revise Paragraph 1.03 to breakout real estate taxes. Therefore, Paragraph 1.03 is deleted in its entirety and replaced with the following.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective as follows:

**1.03 RENT AND OTHER CONSIDERATIONS**

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

	<b>FIRM TERM</b>	<b>NON FIRM TERM</b>
	<b>ANNUAL RENT</b>	<b>ANNUAL RENT</b>
SHELL RENT <sup>1</sup>	\$55,690.50	\$55,690.50
REAL ESTATE TAXES	14,192.50	14,192.50
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$4,217.61	\$0.00
OPERATING COSTS <sup>3</sup>	\$ 33,654.00	\$33,654.00
PARKING <sup>5</sup>	\$ 0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$107,754.61</b>	<b>\$103,537.00</b>

<sup>1</sup>Shell rent (Firm Term) calculation: \$9.81 per RSF multiplied by 5677RSF  
<sup>2</sup>The Tenant Improvement Allowance of \$19,560.00 is amortized at a rate of 3% percent per annum over 5 years.  
<sup>3</sup>Operating Costs rent calculation: \$5.93 per RSF multiplied by 5677 RSF  
<sup>5</sup>Parking costs described under sub-paragraph G below

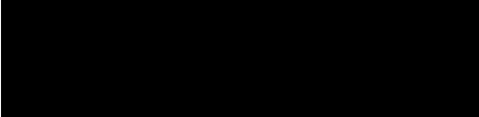
This Lease Amendment contains 1 page.

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:**

Signature:   
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Entity Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

**FOR THE**

Signature:   
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 GSA, Pub  
 Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_