

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 10
TO LEASE NO. GS-02B-23182

DATE
JUL 03 2003

ADDRESS OF PREMISES 1100 Raymond Boulevard
Newark, New Jersey 07072

THIS AGREEMENT, made and entered into this date by and between Newark Center Building Company a New York limited partnership whose address is C/O Gerald S. Kaufman 39 South LaSalle Street, Suite 1010 Chicago, IL. 60603

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 provide for payment by the Government for certain tenant improvement buildout costs which are a Government expense under the Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 2, 2003 as follows:

Supplemental Agreement (SLA) #3 dated September 30, 2003, as amended by SLA #5 dated March 14, 2003, and SLA #7 dated May 9, 2003, as amended by SLA #8 dated May 20, 2003, as amended by SLA #9 dated June 19, 2003, is amended as follows: The Lessor and Government hereby agree that the Government will obligate an additional \$1,447,151.00 added to the existing obligated money of \$17,575,343.00 for a total of \$19,022,494.00 for the construction of certain tenant improvement buildout costs at 1100 Raymond Boulevard Newark, New Jersey 07072, which are a Government expense under the Lease. The final price for the construction of these tenant improvement buildout costs will be established in accordance with the Lease and will be established by one or more Supplemental Lease Agreements.

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

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

LESSOR _____ Company

BY _____

IN PRESENCE _____

(Signature)

NEWARK MANAGEMENT LLC GEN PARTN
BY GERALD S. KAUFMAN, MANAGER
39 SOUTH LA SALLE ST.
CHICAGO, IL 60603
(Title)
(Address)

UNITED STATES OF AMERICA
GENERAL SERVICES ADMINISTRATION

BY _____ Contracting Officer
(Official Title)