

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 15

DATE
SEP 23 2003

TO LEASE NO. GS-02B-23182

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.

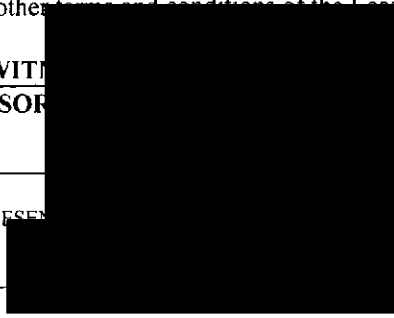
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **September 16, 2003** as follows:

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, as amended by SLA #10 dated July 3, 2003, as amended by SLA #11 dated July 31, 2003, as amended by SLA #12 dated August 13, 2003, as amended by SLA #13 dated September 2, 2003, is amended as follows: The Lessor and Government hereby agree that the \$871,166.00, which is the total designated in Notices to Proceed Nos. 1, 2, 3, 4, and 6 for certain contingencies of up to 5%, of the total \$19,760,620.49 existing obligated money 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, less the \$735,104.00 provided for in SLA No. 13 will be used instead for the tenant improvement change orders and other items set forth in Exhibit A to this SLA to the extent of \$136,062.00 (the balance of \$871,166.00 less the \$735,104.00 in SLA No. 13) and \$92,948.00 from the balance available of \$173,852.00 under SLA No. 7, for a total of \$229,010.00. (SLA No. 7, obligated \$11,100,000.00 of which \$10,431,148.00 was for certain specified items and \$495,000.00 was for GC/CM management staffing, \$450,000.00 plus the Lessor mark up of 10%, as provided for in SLA No. 5, leaving an available balance of \$173,852.00 less \$92,948.00 leaves a balance of \$80,904.00.) The final price for the construction of the tenant improvement buildout costs will be established in accordance with the Lease and will be established by one or more Supplemental Lease Agreements.

The \$229,010.00 is the pricing agreed to by the Government and the Lessor for the work set forth in Exhibit A to this SLA, labeled change orders CE-052; CE-058; CE-071; CE-072; CE-095; CE-111; CE-113; and CE-116; and items labeled 01000 and 13000. Payment is to be made by the Government to the Lessor as set forth in Paragraph 7 of SLA No. 5 dated March 14, 2003.

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

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

LESSOR  Company

By: Newark Management, LLC, General Partner
By: Gerald S. Kaufman, Manager

BY _____

(Title)

IN PRESENCE

39 South LaSalle Street, Suite 1010
Chicago, Illinois 60603

(Address)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION

BY _____

Contracting Officer

(Official Title)