

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 34	DATE <u>12/14/04</u>
	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, as previously amended, to reflect the acceptance of space on the fourth (4th) floor of 2,255 ANSI/BOMA oa square feet (2,653 rentable square feet), pursuant to SLA No.28, as substantially complete effective November 23, 2004; and to establish a new annual rental effective November 23, 2004 for the entire demised premises of 177,165 ANSI/BOMA oa square feet (208,435 rentable square feet).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 23, 2004 as follows:

- 1) Effective November 23, 2004, and pursuant to SLA No.28, Paragraph No.6, the Government accepts as substantially complete the space on the fourth (4th) floor of 2,255 ANSI/BOMA oa square feet (2,653 rentable square feet).
- 2) Effective November 23, 2004 through March 31, 2007, and pursuant to SLA No.28, Paragraph 7, the Government shall pay the Lessor an annual rent of \$6,365,604.90 at the rate of \$530,467.08 per month in arrears, at a rental rate of \$30.54 per rentable square foot per annum; the annual rent shall be changed to: the annual rent of \$6,907,535.90 at the rate of \$575,627.99 per month for the years from April 1, 2007 to March 31, 2012 of the term in arrears, at a rental rate of \$33.14 per rentable square foot per annum; the annual rent shall be changed to: the annual rent of \$7,662,070.60 at the rate of \$638,505.88 per month for the years from April 1, 2012 to May 31, 2016 in arrears, at a rental rate of \$36.76 per rentable square foot per annum. Annual tax escalations and operating costs escalations shall continue to apply.

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.

LESSEE: Newark Management, LLC G.P.
 BY: Gerald S. Kaufman, Manager (Title)
 IN PRESENCE OF: 39 South LaSalle #1010
Chicago, IL 60603 (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY: _____ Contracting Officer
 (Official Title)