

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 52
DATE 8/12/08
TO LEASE NO. GS-02B-23182

ADDRESS OF PREMISES: 1100 Raymond Boulevard, Newark, New Jersey 07102-5234

THIS AGREEMENT, made and entered into this date by and between
Centre Market Building, LLC

Whose address is: 39 S. LaSalle Street, Suite 1010
Chicago, Illinois 60603

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

WHEREAS, the parties desire to amend the Lease to authorize the repair of the [REDACTED] Chilled Water Pump #1 and provide reimbursement to the Lessor for agreed costs for the repairs and to increase the annual rent for the annual utility adjustment in accordance with Supplemental Lease Agreement No. 36 (SLA 36).

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

1. The Lessor at the Lessor's sole cost and expense completed an emergency repair to the [REDACTED] Chilled Water Pump #1. The Government accepts the repairs as completed and will reimburse the Lessor in the amount of \$5,469.58. The Lessor shall submit an invoice in the amount of \$5,469.58 on Centre Market Building, LLC letterhead citing PD# PS0012599 to the General Services Administration, Finance Division-7BCP, 819 Taylor Street, Fort Worth, TX 76102-0181.
2. The annual rent is increased by \$208,435.00 (\$1.00 per rentable square foot) in accordance with SLA 36 for the Utility Adjustment and the Lessor's invoice dated May 27, 2008 (attached).
3. Effective March 1, 2008, the annual rent is increased to \$9,685,491.92 to be paid at the rate of \$807,124.33 per month in arrears.
4. Effective May 1, 2008, the annual rent is increased to \$9,809,552.00 to be paid at the rate of \$817,462.67 per month in arrears. Rent for a lesser period will be prorated.
5. All other terms and conditions of the lease remain in full force and effect.

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

LESSOR: Centre Market Building, LLC Newark Management, LLC Manager

BY: [REDACTED] Gerald S. Kaufman, Manager

IN PRESENCE OF: [REDACTED]
39 South LaSalle Street #1010, Chicago, IL 60603

UNITED STATES OF AMERICA
GENERAL SERVICES ADMINISTRATION

BY: [REDACTED] Contracting Officer

(Signature)

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(Official Title)