

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT
NO. 36

DATE
7/6/09

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 hereto desire to amend the Lease to provide for the 7.5% annual increase in maintenance charges under Supplemental Lease Agreement No. 39 and to provide for the annual Utility adjustment to the rent under Supplemental Lease Agreement No. 36.

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

(See attached Page 2 of 2)

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

LESSOR _____ Newark Management, LLC Manager

BY _____ Gerald S. Kaufman, Manager

IN PRESENCE _____
_____ 39 South LaSalle Street #1010, Chicago, IL 60603

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

Contracting Officer

(Signature)

(Official Title)

RECEIVED
REALTY SERVICES DIVISION
JUL - 2 AM 10: 56

Lease GS-02B-23182
Supplemental Lease Agreement No. 56

Pursuant to Supplemental Lease Agreement No. 36 (SLA 36), effective March 1, 2009, the cost for 2009/2010 utilities charges included in the annual rent is \$709,112.60 (approximately \$3.40 per rentable square foot) resulting in an annual decrease of \$158,092.46 from the 2008/2009 utility charges included in the annual rent.


Pursuant to Supplemental Lease Agreement No.39 (SLA 39), effective May 1, 2009 the Maintenance Base Cost, as previously adjusted, is increased by 7.5% to \$8.35 per rentable square foot per annum (\$1,741,470.86 divided by 208,435 rentable square feet for the period May 1, 2009 through April 30, 2010), an annual increase of \$121,497.97.

The parties agree that rent payments previously made for the four (4) month period from March 1, 2009 through June 30, 2009 require a one-time credit to the Government of \$32,447.83 to account for the above adjustments to the annual rent for the SLA 36 utilities and SLA 39 maintenance. The July 2009 monthly rent payment will be adjusted accordingly.

Effective July 1, 2009 for the period of July 1 through July 31 2009, the annual rent is \$9,444,659.16 to be paid at the rate of \$787,054.93 in arrears.

Effective August 1, 2009, the annual rent is \$9,834,033.12 to be paid at the rate of \$819,502.76 per month in arrears. Rent for a lesser period will be prorated.

All other terms and conditions of the lease remain in full force and effect.

Lessor: 

Gov't: 