

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 59

DATE  
3/9/2010

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 establish the annual rent effective February 1, 2010 for the premises to include Unit 1 and Unit 2.

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

Effective February 1, 2010, the annual rent for the premises to include Unit 1 and Unit 2 as defined in Supplemental Lease Agreement No. 57 (SLA 57) is \$10,048,221.30 to be paid at the rate of \$837,351.78 per month in arrears. Rent for a lesser period will be prorated.

The Tenant Improvement Allowance (TIA) in the amount of \$364,615.78 referenced in SLA 57 will not be amortized into the rent payable on February 1, 2010. The effective date for the inclusion of the TIA will be the date the Lessor has reached substantial completion of the tenant improvements to Unit 2 pursuant to SLA #57, Paragraph 9, and the Government has accepted the tenant improvements as substantially complete. The parties recognize that as of February 1, 2010, the Government has not provided a Notice to Proceed with the tenant improvements for Unit 2 pursuant to SLA 57, Paragraph 9.

All other terms and conditions of the lease will 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: Gerald S. Kaufman, Manager

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

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

B: Contracting Officer

(Signature)

(Official Title)