

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

SUPPLEMENTAL AGREEMENT  
NO. 63

DATE  
4/15/11

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 above Lease, as previously amended, to provide for labor and materials for the following work on the fourth (4<sup>th</sup>) floor of the Government leased space at 1100 Raymond Boulevard, Newark, New Jersey 07102-5234.

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

See attached  
pages 2 and 3

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

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

LESSOR: Centre Market Building, LLC By: Centre Market Building II, LLC, Manager

BY: Gerald S. Kaufman, Manager

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

UNITED STATES OF AMERICA  
GENERAL SERVICES ADMINISTRATION

BY: Contracting Officer

- 1) The Lessor agrees to perform the alterations to the Government's leased space located on the fourth (4<sup>th</sup>) floor at 1100 Raymond Boulevard in Newark, New Jersey 07102-5234 referred to in the Lease as Unit 2, as set forth on the drawings and scope of work labeled Exhibit "A" attached hereto. The Lessor shall perform all work and installations described in Exhibit "A" providing all materials, labor, equipment and facilities required for completion of the alterations. Upon execution, this SLA shall serve as the Government's notice to the Lessor to proceed (NTP) with the work in this SLA.
- 2) The alterations described in Exhibit "A" shall be substantially completed by the Lessor within ninety (90) days after receipt of all necessary construction permits. The Lessor agrees to use due diligence to seek all necessary construction permits within thirty (30) days from the execution of SLA No.63. The Lessor shall give the Government three (3) days written notice of substantial completion.
- 3) As part of the alterations described in Exhibit "A" the Lessor will provide wire mesh in the LAN room. Notwithstanding any language in Exhibit A, no supplemental HVAC and no furnishings being provided. Areas and items unchanged pursuant to the drawings and document labeled "Final Budget Estimate" in Exhibit A will be delivered in "as is" condition.
- 4) Unit 2 is leased by the Government pursuant to the Lease in "as is" condition. Notwithstanding any language in this SLA, including in Exhibit A to this SLA, any changes desired by the Government are a Government expense. It is agreed, however, notwithstanding any other language in the Lease, that there will be no change orders issued to the work under this SLA without the written agreement of the Lessor. If there is a conflict between any documents in Exhibit A, the drawings and the document labeled "Final Budget Estimate" shall prevail.
- 5) The work and installation shall be performed during normal business hours of 7:00 a.m. to 6:00 p.m. Monday through Friday except Saturdays, Sundays, and Federal holidays. The Government shall give the Lessor access to the Government space to complete all work performed hereunder which shall be performed in a workmanlike manner consistent with local trade practices. All work and installations shall comply with the building construction codes and regulations.

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- 6) All materials and installations described in Exhibit "A" and installed by the Lessor shall be of standard commercial grade or higher. No substitution of materials qualification may be made without the prior written consent of the Government.
  
- 7) Upon completion of all alterations, the Lessor will remove all construction debris and provide the Government with a clean space.
  
- 8) Upon substantial completion and Government acceptance of work in this SLA as substantially completed, the Lessor shall submit an itemized invoice to the Government, whereupon the Government shall make a onetime lump sum payment to the Lessor in the fixed price amount of \$424,125.00. Said invoice shall be on the same letterhead as the payee named in the lease, it shall contain a reference to PD# PS0019941 , and the original invoice shall be sent to:  
  
General Services Administration  
Finance Division  
819 Taylor Street  
Fort Worth, Texas 76102-0181.  
  
The Lessor shall simultaneously send a copy of the invoice to the GSA Contracting Officer.
  
- 9) The Tenant Improvement Allowance (TIA) language in SLA #57 and #59 of the Lease is no longer applicable. Accordingly, SLA #57, Paragraph No. 9 in its entirety is deleted.

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