

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO: 26	DATE 3/31/10
	TO LEASE NO. GS-02B-22885	

ADDRESS OF PREMISES: 158-15 Liberty Avenue, Jamaica, NY 11433-1034

THIS AGREEMENT, made and entered into this date by and between **FDA Queens, L.P.** whose address is c/o Hines GS Properties, 885 3rd Avenue, Suite 2700, New York, NY 10017 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;
WHEREAS, the Government has overpaid annual rent from October 2002 through the present;
WHEREAS, the parties are in the process of resolving the repayment terms of such overpayment, and;
WHEREAS, the parties wish to correct the annual rent.

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

- a) Effective 4/1/2010 the annual rental is reduced from \$10,302,417.56 by \$74,749.08 to the new annual rental of \$10,227,668.48. The new monthly rental is \$852,305.71.
- b) The new annual rental is composed of \$8,620,162 as the base rent and \$1,607,506.48 as the operating rent, as calculated in the most recent operating cost escalation effective 12/1/2008 through 11/30/2009.
- c) The base year for the purpose of operating cost escalations shall remain December 2005.
- d) The base cost of services for the purpose of operating cost escalations shall remain \$1,499,749.48.

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

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

LESSOR: [Redacted]
BY: [Redacted] VP 3/29/10 (Title)
IN PRESENCE OF [Redacted] CONTINUOUS HINES INTERESTS LP (Address)
TED HABRA NY NY 3/29/10 (Signature)

UNITED STATES GOVERNMENT
BY: [Redacted] Contracting Officer (Official Title)