

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07072	DATE May 14, 2010	PAGE 1 of 2
ADDRESS OF PREMISES 188 106 th Ave NE, Bellevue, WA 98004		BLDG NO. WA7976	

THIS AGREEMENT made and entered into this date by and between I & G Bellevue, L.L.C., a Delaware limited liability company

whose address is 200 EAST RANDOLPH ST.
CHICAGO, IL 60601-0000

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

WHEREAS, the parties hereto desire to amend the above Lease, dated October 21, 2009, to increase the square footage, revise the Percentage of Occupancy, increase the Tenant Improvement Allowance and the broker commission, include parking in the rent and make the corresponding adjustments to the rent payments.

Therefore, paragraphs 1, 3, 8, 10, 16, 17 of Standard Form 2 *US Government Lease For Real Property* are hereby deleted in their entirety and replaced below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective March 12, 2010, as follows:

- The Lessor hereby leases to the Government the following described premises:
A total of 12,632 rentable square feet (RSF) of office and related space, which yields 10,705 ANSI/BOMA Office Area square feet (USF) of space at Bellevue Pacific Center, 188 106th Ave NE, Bellevue, WA 98004, to be used for such purposes as determined by the General Services Administration. In addition, Lessor leases to the Government five (5) reserved, structured parking spaces.
- The Government shall pay the Lessor Annual Rent of \$464,416.06 at the rate of \$38,701.34 per month in arrears. The rent includes parking at a rate of \$75.00 per month/per space for five (5) spaces, or an annual amount of \$4,500.00 for years 1 – 2. The amount for parking will be 95% of the market rate for years 3 – 10 and the corresponding adjusted Annual Rent shall be documented by Supplemental Lease Agreement. The Lessor will be responsible for providing timely notification of the change in parking rates for years 3 – 10.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:
I & G Bellevue, L.L.C.
c/o LaSalle Investment Management
I & G Bellevue Lockbox Account [REDACTED]
200 East Randolph
Chicago, IL 60601-6436

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

[REDACTED]	SALLE INCOME & GROWTH FUND IV, ITS MANAGING MEMBER
[REDACTED]	NAME OF SIGNER JOSEPH MUNOZ
[REDACTED] CHICAGO, IL 60601	

[REDACTED]	IN PRESENCE OF
[REDACTED]	NAME OF SIGNER BRIAN KUZNIAR
[REDACTED] 200 E. RANDOLPH, CHICAGO, IL 60601	

[REDACTED]	UNITED STATES OF AMERICA
[REDACTED]	NAME OF SIGNER TERRIA HEINLEIN
[REDACTED]	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

- 8. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$446,933.75 (10,705 USF X \$41.75) shall be amortized through the rent for five (5) years at the rate of 8%. The total annual cost of Tenant Improvements for the amortization period shall be \$108,746.46.
- 10. In accordance with the SFO subparagraph 4.2 B.9 entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 11.549%.
- 16. Pursuant to paragraph 3 of the Lease, *Amount of Annual Rent and Rate per Month*, payable on 12,632 ANSI/BOMA Rentable area is as follows:

<u>Rent Period¹</u>	<u>Shell Rent²</u>	<u>Operating Rent³</u>	<u>Amortized TIs⁴</u>	<u>Annual Parking⁵</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
05/21/10-05/20/12	\$265,777.28	\$85,392.32	\$108,746.46	\$4,500.00	\$464,416.06	\$38,701.34
05/21/12-05/20/14	\$265,777.28	\$85,392.32	\$108,746.46	TBD	\$469,916.06	\$38,326.34
05/21/15-05/20/16	\$358,622.48	\$85,392.32	\$00.00	TBD	\$444,014.80	\$37,001.23
05/21/16-05/20/17	\$371,254.48	\$85,392.32	\$00.00	TBD	\$456,646.80	\$38,053.90
05/21/17-05/20/18	\$383,886.48	\$85,392.32	\$00.00	TBD	\$469,278.80	\$39,106.57
05/21/18-05/20/19	\$396,518.48	\$85,392.32	\$00.00	TBD	\$481,910.80	\$40,159.23
05/21/19-05/20/20	\$409,150.48	\$85,392.32	\$00.00	TBD	\$494,542.80	\$41,211.90

¹ Rent for the period of 05/21/10 through 07/20/10 is adjusted pursuant to paragraph 17 below.
² Shell Rent at \$21.04 per Rentable SF for years 1-5; and \$28.39 (year 6), \$29.39 (year 7), \$30.39 (year 8), \$31.39 (year 9) and \$32.39 (year 10) per Rentable SF (these rates reflect the Base Real Estate Tax of \$2.24 per Rentable SF).
³ Base Operating Rent at \$6.76 per Rentable SF for years 1-10, subject to adjustments in accordance with the SFO paragraph 4.3.
⁴ Amortized TIs calculated at \$41.75 per Usable SF @ 8% for 5 years.
⁵ Annual Parking for years 3 – 10 will be adjusted pursuant to paragraph 3 of the Lease.

- 17. Adjusted monthly rent payments (application of commission credit):
 The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per SFO subparagraph 2.4 B. The monthly rent is \$38,701.34. The monthly shell rent is \$22,148.11. The commission credit is [REDACTED] and is calculated as follows:

Commission:
 GSA Commission Credit: [REDACTED]
 Studley/LaBonde Land, Inc. Commission: [REDACTED]

The monthly rent payments adjusted for the commission credit are as follows:

<u>Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Scheduled Mo. Shell Rent</u>	<u>Commission Credit</u>	<u>Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
05/21/10 – 06/10/10	\$38,701.34	\$22,148.11	[REDACTED]	[REDACTED]	[REDACTED]
06/21/10 – 07/20/10	\$38,701.34	\$22,148.11	[REDACTED]	[REDACTED]	[REDACTED]
07/21/10 – 08/20/10	\$38,701.34	\$22,148.11	[REDACTED]	[REDACTED]	[REDACTED]