GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE TO LEASE AMENDMENT No. 1 TO LEASE NO. GS-05B-18704 LEASE AMENDMENT ADDRESS OF PREMISES RAIT REUSS FEDERAL PLAZA 310 W. Wisconsin Avenue, West Tower - 11th Floor Milwaukee, WI 53203-2264

THIS AMENDMENT is made and entered into between RAIT REUSS FEDERAL PLAZA, LLC

whose address is:

2929 Arch Street FL 17

Philadelphia, PA 19104-2857

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

WHEREAS, the parties hereto desire to amend the above Lease to:

- 1) Revise the physical address of the Lessor; and
- 2) Establish the rent commencement date; and
- 3) Establish the total annual rent amount; and
- 4) Establish the firm term; and
- 5). Total Tenant Improvement cost; and
- 6) Final commission and commission credit.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective May 1, 2014 as follows:

Continued on Page 2

This Lease Amendment contains 3 page.

All other terms and conditions of the lease shall remain in for IN WITNESS WHEREOF, the parties subscribed their names		
FOR THE LES	FOR THE	
Signature: Name: Title: Entity Name: Date: Signature: UAL Entity Name: Date:	Signature: Name: Title: Lease Contracting Officer GSA, Public Buildings Service, Date:	

Signatu
Name:
Title:
Date:

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"All references, throughout the lease, to the Lessor's physical address shall be changed to the following:

RAIT REUSS FEDERAL PLAZA, LLC 2929 Arch Street FL 17 Philadelphia, PA 19104-2857"

Paragraph 2 and 4 is hereby deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term effective May 1, 2014 through April 30, 2024. The Government may terminate this lease in whole or in part any time after April 30, 2019 by giving at least 90 days' notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

Paragraph 3 is deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor an annual rent of \$271,602.98 at the rate of \$22,633.58 per month or \$17.44 per RSF in arrears for Years 1-5. In years 6-10, the Government shall pay the Lessor an annual rent of \$279,917.24 at the rate of \$23,326.44 per month or \$17.98 per RSF. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

RAIT REUSS FEDERAL PLAZA, LLC PO Box 3807 Carol Stream, IL 60132-3807"

Paragraph 9 is hereby deleted in its entirety and replaced with the following:

work is established as \$167,738.72, which is comprised o	overnent costs associated with the Government's approved scope of f the following:
Original Approved TI NTP:	\$165,251.46
Change Order to furnish and install faucet	
Change Order Deduct for deletion of VCT flooring and sul	ostitute carpet tile
Change Order to furnish and install chair rail for the	conference Rm 112
Total Tenant Improvement Costs:	\$167,738.72

The tenant improvement allowance of \$167,738.72 will be amortized over the firm term of five (5) years at 0.00% per annum, in the same manner as a loan having equal monthly payments of principal and interest. The resulting TI portion of the annual lease rent shall equal \$33,547,74.

Paragraph 24 is deleted in its entirety and replaced with the following:

"24. In accordance with SFO paragraph 2.5, I	Broker Commission and Commission Credit, Jones Lang LaSalle Americas, Inc.
(Broker) is the authorized real estate Broker	representing GSA in connection with this Lease transaction. The total amount of
the Commission is and is earned	upon Lease execution, payable according to the Commission Agreement signed
between the two parties. Only	the Commission will be payable to Jones Lang LaSalle Americas, Inc. with the
remaining , which is the Commiss	ion Credit, to be credited to the shell rental portion of the annual rental payments
due and owing to fully recapture this Commis	sion Credit. The reduction in shell rent shall commence with the first month of the
rental payments and continue until the credi	t has been fully recaptured in equal monthly installments over the shortest time
practicable.	

A. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

INITIALS: LESSOR & GOVT

Month 1 Full Rental Month's Full Rent.	Payment	\$22,633.58	minus	prorated	Commission	Credit	of	equals	adjusted	1 st
Month 2 Full Rental Month's Full Rent.	Payment	\$22,633.58	minus	prorated	Commission	Credit	of	equals	adjusted :	2 nd
Month 3 Full Rental Month's Full Rent.	Payment	\$22,633.58	minus	prorated	Commission	Credit	of	equals	adjusted	3 rd
Month 4 Full Rental Month's Full Rent.	Payment	\$22,633.58	minus	prorated	Commission	Credit	of	equals	adjusted	4 th

All other terms and conditions remain in full force and effect.

INITIALS:

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