

AMENDMENT TO OFFICE SPACE LEASE AGREEMENT  
7425 JANES AVENUE, SUITE 101

This Amendment is entered into this 8<sup>th</sup> day of August 2017 between **Pogo Properties, LLC**, an Illinois limited liability company, as Landlord and Assignee of Woodgrove Professional, LLC (hereinafter referred to as "Landlord") and Nephrology Associates of Northern Illinois, <sup>LLC</sup> ~~Inc.~~ as Tenant (hereinafter referred to as "Tenant"). The Parties mutually agree that the lease agreement dated April 1, 2007 for the premises located at 7425 Janes Avenue, Suite 101, Woodridge, Illinois 60517, a copy of which is attached to this Amendment, is amended as follows:

1. ARTICLE III. TERM. The lease term will renew on September 1, 2017 for a period of 1 year.
2. ARTICLE IV. RENT. Tenant agrees to pay Landlord Base Rent in the amount of \$19.00/rsf, plus \$5.18/rsf for Operating Expenses, and \$3.69/rsf for Real Estate Taxes for the first year. The Parties mutually agree that the rentable square footage of the leased premises is 4,206 square feet.
3. OPTION TO EXTEND: Landlord will provide Tenant two (2) 5 year options to renew. Minimum Rent during the Option Terms shall not increase more than 2.5% per annum over the Minimum Rent for the immediately preceding year.
5. ASSIGNMENT & SUBLEASE: Tenant shall have the right to assign or sublet all or part of the premises at any time with Landlord's consent, which shall not be unreasonably withheld or delayed. No consent shall be required for an assignment or sublet to any subsidiary, affiliate, or related company to the Tenant.
6. ADDRESS FOR TENANT NOTICE: Mailing address for Notice to Tenant shall be updated to the following:

Nephrology Associates of Northern Illinois, Inc.  
120 W. 22<sup>nd</sup> Street  
Oak Brook, IL 60517

7. All other terms and conditions contained in the original lease dated April 1, 2007, as well as Exhibits and Riders to the Lease remain unchanged and in full effect. In the event that the terms of this Amendment conflict with the terms of the original Lease, the terms of this Amendment will control.

AGREED TO:

TENANT:

*Nephrology Associates of Northern Illinois, LTD*  
By: *Walter Brumma* *Atty*

Date: 8/8/17

AGREED TO:

LANDLORD: Pogo Properties, LLC

By: *J M Seelander*  
John M. Seelander, Managing Member

Date: 8/8/17