Standard Commercial Lease Form Abstract

Campus Unit for which the space is leased: UIC, Division of Specialized Care for Children

Campus Unit point of contact: Thomas Wilkin

Address of property to be leased: 500 Waters Edge
Lombard, Illinois 60521

Landlord's Name, Address & Telephone #: SMII Oak Creek/LP, L.P.
c/o KBS Realty Advisors
700 Commerce Drive, Suite 650
Oak Brook, Illinois 60523
(630) 573-1279

Lease Period: 8/1/08 – 7/31/13

Termination Provision: None

Rental - Monthly / Annually:

<table>
<thead>
<tr>
<th>Year</th>
<th>Base Rent PSF</th>
<th>Monthly Base Rent</th>
<th>Annual Base Rent</th>
<th>Annual Base Rent w/ Common Area Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/1/08 - 7/31/09</td>
<td>$17.00</td>
<td>$8,861.25</td>
<td>$106,335.00</td>
<td>$152,121.60</td>
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<td>8/1/09 - 7/31/10</td>
<td>$17.50</td>
<td>$9,121.88</td>
<td>$109,462.50</td>
<td>$156,622.70</td>
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<td>8/1/10 - 7/31/11</td>
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<td>$9,382.50</td>
<td>$112,590.00</td>
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<td>8/1/11 - 7/31/12</td>
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<td>$9,643.13</td>
<td>$115,717.50</td>
<td>$165,749.75</td>
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<td>8/1/12 - 7/31/13</td>
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<td>$9,903.75</td>
<td>$118,845.00</td>
<td>$170,378.22</td>
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</table>

Options w/cost & date of extensions: One (1) five year option to renew, at market, including normal market concessions.

Sq. Ft. Leased/ Rent per Sq. Ft.: 6,255
$17.00 (Starting PSF Base Rent, $24.32 with common area cost included)

Cost of Tenant Improvements: Landlord’s Contribution $206,415 ($33.00 PSF)
If unused in tenant construction, Tenant may credit up to $31,725.00 towards first four (4) months’ Base Rent

Comments (project/property description):
DSCC currently operates a regional office located in 4,200 SF in Darien, Illinois, with a lease expiring July 31, 2008. DSCC’s operation have outgrown this space, and a space search was conducted for office space in the general vicinity containing approximately 6,000 SF.

A formal RFI was not required, but an informal written solicitation of landlords in the area yielded 3 responses. The Darien landlord declined to respond because it did not have adequate space to meet this need.

The other two locations proposed gross rents of $30.06 and $30.35 PGSF respectively.

PROPOSED LOCATION - $24.32 PGSF