
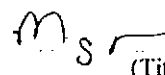
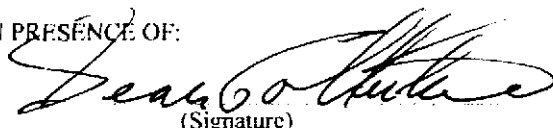



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICE SUPPLEMENTAL LEASE AGREEMENT		Supplemental Lease Agreement No. 1	Date 9/22/10
		To Lease No.: GS-05B-18384	
ADDRESS OF PREMISES	1 st Source Center Building 6 th Floor Suite 640 C and Suite 640 D 200 E Main Street Fort Wayne, Indiana 46802-1918		
THIS AGREEMENT, made and entered into this date by and between FTW, LLC 200 E Main Street Suite 130 Fort Wayne, IN 46802-1918 hereinafter called the lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: Whereas, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 1, 2011 as follows:			
This Supplemental Lease Agreement is issued to incorporate the additional 396 Rentable square foot of space on the sixth floor for Department of Labor expansion space and to incorporate the new increased annual rent and percentage of occupancy into the Lease.			
Therefore, Paragraphs 1, 3, 12, 13, and 17 are hereby deleted in their entirety and replaced with the following: 1. The Lessor hereby leases to the Government the following described premises: Block A : 592 rentable square feet of office space located on a portion of the 6 th floor of the 1 st Source Center Building located at 200 E. Main Street, Fort Wayne, Indiana 46802-1918, yielding, 515 usable square feet with (2) two structured parking spaces. Block B: 396 rentable square foot of office space located on a portion of the 6 th Floor of the 1 st Source Center building located at 200 E. Main Street, Fort Wayne, Indiana 46802-1918, yielding, 344 usable square feet with (1) one assigned structured parking space. Combined Block A and B space shall be reflected as total square footage for lease GS-05B-18384 to show annual rental paid monthly in arrears to the Lessor and is reflected at a combined of 988 Rentable square feet of office and related space and 924 Usable square foot combined office and related space. Lessor shall provide Three (3) on-site, reserved structured parking spaces for Government use. Two (2) at no cost to the Government. Parking rate reflected on only one space and documented as part of paragraph 3 of lease GS05B-18384. Paragraph 3. Continued on page 2 of 3			
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.			
LESSOR: FTW, LLC			
BY:	 (Signature)	 (Title)	
IN PRESENCE OF:			
	 (Signature)	200 E. Main, Suite 130 (Address) Fort Wayne, IN 46802	
UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION			
BY: TINA CHURCH	 (Signature)	LEASING CONTRACTING OFFICER (Official Title)	

Paragraph 3. Continued from page 1:

2. 3. The Government shall pay the Lessor annual rent of:

SPACE A SUITE 640C

1/1/11-12/30/2016	6 th Floor	Annual Amount
RSF	592	
USF	515	
Shell	\$ 8.90	\$5,270.11
Operating	\$3.86	\$2,282.16
Taxes	\$2.20	\$1,302.40
TI	\$9.90	\$5,862.33
TOTAL	\$24.86	\$14,717

SPACE B SUITE 640D

1/1/11-12/30/2016	6 th Floor	Annual Amount
RSF	396	
USF	344	
Shell	\$ 8.90	\$3,524.40
Operating	\$3.86	\$1,528.56
Taxes	\$2.20	\$871.20
TI	\$7.84	\$3,104.64
TOTAL	\$25.00	\$9,028.80
ADDITIONAL PARKING	\$50.00 PER SPACE	\$600.00

COMBINED SPACE A 640C AND SPACE B 640D ANNUAL RENT:

12/1/16 - 11/30/21	6 th Floor	Annual Amount
RSF	988	
USF	856	
Shell	\$8.90	\$8,790.20
Operating	\$3.86	\$3,813.68
Taxes	\$2.20	\$2,173.60
TI (\$9.90 & 7.84)	\$17.74	\$8,967.92
TOTAL RENTAL COMBINE SPACE OFFICE SPACE	\$32.70	\$23,745.40
Parking FEE: \$50.00 Month. Structured 1 space per annum		\$600.00
Combined Rental with parking		\$24,345.40

Lessor  Government 

Annual Rent for years 6-10 shall be computed as: 12/1/2016-11/30/2021

COMBINED SPACE A 640C AND SUITE B 640D ANNUAL RENT:

12/1/16 – 11/30/21	6 th Floor	Annual Amount
RSF	988	
USF	856	
Shell	\$8.90	\$8,790.20
Operating	\$3.86	\$3,813.68
Taxes	\$2.20	\$2,173.60
TOTAL RENTAL COMBINE SPACE OFFICE SPACE	\$14.96	\$14,777.48
Parking FEE: \$50.00 Month. Structured 1 space per annum		\$600.00
Combined Rental with parking		\$15,377.48

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

FTW, LLC

C/o ANYI Management

200 E Main Street Suite 130

Fort Wayne, Indiana 46802-1918

3. 12. For purposes of computing Operating Cost adjustments in accordance with Paragraph 4.3 of the SFO, the base cost of services in accordance with Paragraph 4.3 is \$3,813.68 per annum or \$3.86 per rentable square foot of 988 rentable square feet of office space. This equates to a rate of \$4.46 per usable square foot of space.

4. 13. The lease is subject to real estate tax escalation. For tax escalation in accordance with terms of Paragraph 4.2 of the SFO, the Government's percentage of occupancy is 0.65%. Calculated on 151,831 SF building and 988 Rentable square feet of space.

5. 17. The tenant build out will conform to the specifications in the Lease and all attachments, and are to be provided by the Lessor as part of the total rental payment. Lessor agrees to provide up to \$37,295.60 toward the cost of the Tenant Improvements. The tenant build out cost of \$37,295.60 is amortized for a period of sixty (60) months at an amortization rate of seven and a half percent (7.5%). Therefore, the maximum amortized tenant build out costs are \$8,967.92 per annum or \$17.74 per rentable square foot.


total allowance: \$ 24,380.00

total allowance: \$12,915.60

In the event the Tenant Improvement Cost is less than the amount provided above, the Lessor agrees to refund such difference in the form of reduction of base rent using a seven and half percent (7.5%) amortization rate. The refund will be a credit of the rent equally spread out throughout the firm lease term sixty (60) months. In the event that the Tenant Improvement Cost is greater than the amount provided above, Lessor agrees to amortize the additional cost at seven and a half percent (7.5%) throughout the firm lease term, or the Government may choose to pay lump sum for any part of the Tenant Improvement Cost. The Government and Lessor must agree on any additional Tenant Improvement Cost through a Supplemental Lease Agreement.

6. Broker commission will be reflected on initial space of 515 Usable and 592 Rentable and will be documented at the acceptance of Supplemental Agreement at Beneficial Occupancy.

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

Lessor  Government 