
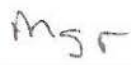
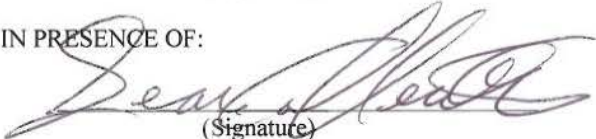




GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICE SUPPLEMENTAL LEASE AGREEMENT		Supplemental Lease Agreement No. 2	Date <div style="font-size: 1.2em; font-family: cursive;">4/20/11</div>																								
		To Lease No.: GS-05B-18384																									
ADDRESS OF PREMISES	1 st Source 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 <div style="text-align: center;"> FTW, LLC 200 E Main Street Suite 130 Fort Wayne, IN 46802-1918 </div> <p>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:</p>																											
Therefore, Paragraphs 3, 17 and 27 are hereby deleted in their entirety and replaced with the following: 1. 3. The Government shall pay the Lessor annual rent of: SPACE A SUITE 640C																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">1/1/11-12/31/2015</th> <th style="width: 25%;">6th Floor</th> <th style="width: 50%;">Annual Amount</th> </tr> </thead> <tbody> <tr> <td>RSF</td> <td style="text-align: center;">592</td> <td></td> </tr> <tr> <td>USF</td> <td style="text-align: center;">515</td> <td></td> </tr> <tr> <td>Shell</td> <td style="text-align: center;">\$ 8.90</td> <td style="text-align: right;">\$5,268.80</td> </tr> <tr> <td>Operating</td> <td style="text-align: center;">\$3.86</td> <td style="text-align: right;">\$2,285.12</td> </tr> <tr> <td>Taxes</td> <td style="text-align: center;">\$2.20</td> <td style="text-align: right;">\$1,302.40</td> </tr> <tr> <td>TI</td> <td style="text-align: center;">\$2.98</td> <td style="text-align: right;">\$1,761.60</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: center;">\$17.94</td> <td style="text-align: right;">\$10,617.92</td> </tr> </tbody> </table>				1/1/11-12/31/2015	6 th Floor	Annual Amount	RSF	592		USF	515		Shell	\$ 8.90	\$5,268.80	Operating	\$3.86	\$2,285.12	Taxes	\$2.20	\$1,302.40	TI	\$2.98	\$1,761.60	TOTAL	\$17.94	\$10,617.92
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Continued on Page 2 of 3																											
IN WITNESS WHEREOF, the parties subscribed their names as of the above date. LESSOR: FTW, LLC <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BY:  <div style="text-align: center;">(Signature)</div> </div> <div style="width: 45%;">  <div style="text-align: center;">(Title)</div> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> IN PRESENCE OF:  <div style="text-align: center;">(Signature)</div> </div> <div style="width: 45%;">  <div style="text-align: center;">(Address)</div> </div> </div>																											
UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BY: TINA CHURCH  <div style="text-align: center;">(Signature)</div> </div> <div style="width: 45%;"> CONTRACTING OFFICER <div style="text-align: center;">(Official Title)</div> </div> </div>																											

SPACE B SUITE 640D

1/1/11-12/31/2015	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	\$1.46	\$577.08
TOTAL ADDITIONAL PARKING	\$16.42 \$50.00 PER SPACE	\$6,501.24 \$600.00

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

1/1/11 - 12/31/15	6 th Floor	Annual Amount
RSF	988	
USF	859	
Shell	\$8.90	\$8,793.20
Operating	\$3.86	\$3,813.68
Taxes	\$2.20	\$2,173.60
TI (\$2.98 @592 RSF + \$1.46 @396 RSF)	\$2.37	\$2,338.68
TOTAL RENTAL COMBINE SPACE OFFICE SPACE	\$17.33	\$17,119.16
Parking FEE: \$50.00 Month. Structured 1 space per annum		\$600.00
Combined Rental with Parking		\$17,719.16

Annual Rent for years 6-10 shall be computed as: 1/1/2016-12/31/2020

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

1/1/16 - 12/31/20	6 th Floor	Annual Amount
RSF	988	
USF	859	
Shell	\$8.90	\$8,793.20
Operating	\$3.86	\$3,813.68
Taxes	\$2.20	\$2,173.60
TOTAL RENTAL COMBINE SPACE OFFICE SPACE	\$14.96	\$14,780.48
Parking FEE: \$50.00 Month. Structured 1 space per annum		\$600.00
Combined Rental with Parking		\$15,380.48

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

FTW, LLC
c/o ANY1 Management
200 E Main Street Suite 130
Fort Wayne, Indiana 46802-1918

2. 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 \$7,326.00 toward the cost of the Tenant Improvements for Space A Suite 640C and \$2,400.00 toward the cost of improvements for Space B Suite 640D. The tenant build out costs of \$7,326.00 for Space A Suite 640C and \$2,400.00 for Space B Suite 640D 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 \$1,761.60 per annum or \$2.98 per rentable square foot for Space A Suite 640C and \$577.08 per annum or \$1.46 per rentable square foot for Space B Suite 640D.

The Government and Lessor must agree on any additional Tenant Improvement Cost through a Supplemental Lease Agreement.

3. 27. The Lessor and the Broker (CB Richard Ellis) have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value, as defined in the Broker Commission Letter dated March 3, 2010. The total amount of the commission is [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. Total commission is subject to rental cost based on final accepted square feet.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture 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:

First Month's Rental Payment \$1,476.60 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's rent.

Second Month's Rental Payment \$1,476.60 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's rent.

Third Month's Rental Payment \$1,476.60 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's rent.

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