

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-05B-17993	DATE 07/07/2010	PAGE 1 of 2
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ADDRESS OF PREMISES

11301 Metro Airport Center Drive, Suite 160, Romulus, MI 48174

THIS AGREEMENT, made and entered into this date by and between: IAC Metro, LLC
Whose physical address is: 11701 Metro Airport Center Drive, Suite 105, Romulus, MI 48174

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 July 07, 2010, as follows: Supplemental Lease Agreement No.3 is issued to amend the original Lease Agreement to establish the occupancy date and establish the monthly/annual rental rate. All other terms and conditions remain the same.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 07, 2010 as follows:

Paragraph 1 is hereby amended to establish the rentable and useable square footage:

1. The Lessor hereby leases to the Government the following described premises:

7,050 rentable square feet of office and detention space which yields 6,879 ANSI BOMA office area square feet. The leased property is located at 11301 Metro Airport Center Drive, Suite 160 in Romulus, Michigan 48174. Such real property described herein shall be hereinafter collectively referred to as the "Leased Premises."

A total of nineteen (19) reserved, indoor parking spaces, located within an indoor, secured parking structure of 8,640 Rentable Square feet shall be available for exclusive use by the Government.

Said premises to be used for such purposes as determined by the General Services Administration.

Paragraph 2 is hereby amended to establish the effective occupancy date as follows:

2. To have and to hold the said premises with their appurtenances will be leased for a term of ten (10) years, five (5) years firm for the term beginning July 07, 2010 and continuing through July 06, 2020, subject to termination rights after the fifth (5th) year of sixty (60) days written notice to the Lessor. Said notice shall be computed with the day after the post-marked mailing date.

Paragraph 3 is hereby amended to establish the effective rent rate as follows:

3. The Government shall pay the Lessor rent as follows:

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF
Years 1 - 5	\$205,649.00	\$17,137.42	\$29.17
Parking	\$124,540.44	\$10,378.37	\$6,554.76 (per space per annum)
TOTAL	\$330,189.44	\$27,515.79	
Years 6 - 10	\$155,171.00	\$12,930.92	\$22.01
Parking	\$124,540.44	\$10,378.37	\$6,554.76 (per space per annum)
TOTAL	\$279,711.44	\$23,309.29	

Rent and Operating Cost passsthroughs for a lesser period shall be prorated. Rent checks shall be made payable to:

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE <i>See attached</i>	NAME OF SIGNER
ADDRESS	

IN PRESENCE OF

SIGNATURE <i>Rebecca S. Spores</i>	NAME OF SIGNER <i>Rebecca S. Spores</i>
ADDRESS	

UNITED STATES OF AMERICA

SIGNATURE <i>JoAnne Ladwig</i>	NAME OF SIGNER <i>JoAnne Ladwig</i>
	OFFICIAL TITLE OF SIGNER <i>Lease Contracting Officer</i>

Paragraph 8 is hereby amended to establish the effective commission amount as follows:

8. The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term of this lease for 7,050 Rentable Square feet of office and related space. The total amount of the commission after all applicable adjustments is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease.

Paragraph 9 is hereby amended to establish the effective commission and commission credit as follows:

9. In accordance with SFO No. LMI17993, Section 1.13 "Broker Commission and Commission Credit," 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, or [REDACTED] to the Broker in accordance with the "Broker Commission Agreement" in accordance with the lease, attached to and forming a part of this lease agreement. The first [REDACTED] of the commission to Jones Lang LaSalle, or [REDACTED] was paid to Jones Lang LaSalle on May 20, 2008.

The shell rent 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 rental payments and continue as indicated in this schedule for adjusted Monthly Rent as follows:

Rent Period	Scheduled Monthly Rent	Scheduled Monthly Shell Rent	Commission Credit Owed	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1	\$27,515.79	\$7,402.50	[REDACTED]	[REDACTED]	[REDACTED]
Month 2	\$27,515.79	\$7,402.50	[REDACTED]	[REDACTED]	
Month 3	\$27,515.79	\$7,402.50	[REDACTED]	[REDACTED]	
Month 4	\$27,515.79	\$7,402.50	[REDACTED]	[REDACTED]	

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

IAC METRO L.L.C., a Delaware limited liability company

By: DETROIT INTERNATIONAL AIRPORT INVESTORS, LLC, a Delaware limited liability company, Managing Member

By: PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, its authorized signatory

By Jeffrey R. Menz Jeffrey R. Menz
Portfolio Manager

By Rick C. Strawn Rick C. Strawn
Investment Director
Asset Management

Gov't JY