

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 1	DATE 3/23/2011
		TO LEASE NO. GS-05B-17756	
ADDRESS OF PREMISES 830 Pleasant Street (Fifth Third Building), St. Joseph, MI 49085-1102			
THIS AGREEMENT, made and entered into this date by and between whose address is <div style="background-color: black; width: 200px; height: 30px; margin: 5px 0;"></div> hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government. WHEREAS, the parties hereto desire to amend the above Lease by establishing lease commencement. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 14, 2011, as follows:			
A. Paragraph 2 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following: "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning March 14, 2011 through March 13, 2026, subject to termination rights as may be hereinafter set forth."			
B. Paragraph 4 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following: "4. The Government may terminate this lease at any time after March 13, 2021, by giving at least 90 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."			
C. Paragraph 27 is added to this lease as follows: "27. The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings and Special Requirements, is \$185,833.28 including payments for Tenant Improvement overages. Of this amount \$43.57/sf or a total of \$189,835.88, will be amortized into rent payments over 120 months at 7.0%. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$15,997.42 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments, but will be paid upon acceptance of the space. Tenant improvement lump sum payment amount: \$15,997.42 Submit your invoice directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov . Your invoice must be on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasus Document Number: PS# 0016743. Submit invoice only after the lease is activated after the Government accepts the space."			
All other terms and conditions of the lease shall remain in force and effect.			
Page 1 of 1			
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.			
LESSOR: Fifth Third Bank, an Ohio Banking Corporation BY <u><i>Daniel J. Boomstra</i></u> (Signature)		ITS: VICE PRESIDENT (Title)	
IN PRESENCE OF BY: <u><i>Bradley M. Newman</i></u> (Signature)		ITS: VICE PRESIDENT (Address)	
UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION BY <u><i>John Poma</i></u> 3/23/11 (Signature)			
Contracting Officer (Official Title)			