

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT
NO. 2 (Revised)

DATE
August 16, 2010

TO LEASE NO. GS-05B-18516

ADDRESS OF PREMISES 3251 N. Evergreen Drive N.E., Suite 104, Grand Rapids, MI 49525

THIS AGREEMENT, made and entered into this date by and between **3251 North Evergreen LLC**

whose address is: 212 Grandville Avenue SW, Suite 105
Grand Rapids, MI 49503

hereinafter called the **Lessor**, and the **UNITED STATES OF AMERICA**, hereinafter called the **Government**:

WHEREAS, on July 23, 2010, the Government issued a Notice to Proceed in the amount of \$15,027.00; and
WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **August 16, 2010** as follows:

Supplemental Lease Agreement (SLA) No. 2 to lease GS-05B-18516 is hereby issued to amend the lease as follows: (1) establish the actual Tenant Improvement costs; (2) to change the amortization months from 60 months to 24 months; to change overtime HVAC rate per hour per usf from Attachment #1 Rent Breakdown to an per hour rate and (3) to include the lease commencement date.

Therefore, Paragraphs 3, 5, 6, of GSA form 3626, U.S. Government Lease for Real Property, Attachment #1 to Form 3626 Part IV and Attachment #1 Rent Breakdown Worksheet are hereby deleted and amended as follows:

GSA Form 3626, U.S. Government Lease for Real Property

"3. To have and to hold, for the term commencing on August 1, 2010 and continuing through July 31, 2020 inclusive. The Government may terminate this lease in whole or in part at any time on or after July 31, 2015 by giving at least 180 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

"5. **Amount of Annual Rent** - \$22,430.74 Yrs. 1-2, \$14,275.17 Yrs. 3-10

"6. **Rate per Month** - \$1,869.22 Yrs. 1-2, \$1,189.59 Yrs. 3-10

ATTACHMENT NO. 1 to Form 3626 Part IV

1. Tenant Improvement included in Offer

(a) The **TOTAL TENANT IMPROVEMENT WORK IS \$15,027.00**. The **OUTSTANDING ANNUAL RENT RATE OF \$10.91 RSF WILL BE AMORTIZED FOR THE PERIOD 8/1/2010 THROUGH 07/31/2012 INCLUDES \$15,027.00 Tenant Improvement Costs**, amortized over the two (2) years firm term period of the lease contract at an interest rate of 8.00% using end of month payment computations (**\$10.91 per rentable, \$12.31 per BOMA Usable square foot per year**).

ATTACHMENT #1 RENT BREAKDOWN WORKSHEET (Other Required Information)

Hourly Rate for Overtime HVAC - \$20.00 per hour.

The Lessor hereby waives and forever relinquishes any right to make a claim against the Government for waste, damages or restoration arising from or related to the work described in the SLA 1 and its Attachment(s). At the Government's sole discretion, property remaining in leased space after termination of the lease contract will become the property of the Lessor.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR, **3251 North Evergreen LLC**

BY

(Signature)

IN PRESENCE OF

(Signature)

MANAGER

(Title)

212 Grandville Ave, Suite 105, Grand Rapids MI

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY

(Signature)

CONTRACTING OFFICER

(Official Title)