

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 1 PS#0017714 PS#0018664 TO LEASE NO. GS-05B-18427	DATE 1/5/11
ADDRESS OF PREMISES 211 West Fort Washington, Suite 521, Detroit, MI 48226-3216			
THIS AGREEMENT, made and entered into this date by and between whose address is 211 West Fort Washington Associates, LLC 211 West Fort Street, Suite 1604 Detroit, MI 48226-3216 Herein after called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease dated July 6, 2010 NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective as of <u>December 1, 2010</u> , as follows: This Supplemental Lease Agreement (SLA) No. 1 provides beneficial occupancy and approves Change Order 1 in the amount of \$3,820.00. 1. This SLA NO. 1 provide Beneficial Occupancy for the leased space as of December 1, 2010. Accordingly, Paragraphs 2 and 3 of the lease have been deleted and replaced with the following. Paragraph 2 is deleted in its entirety and replaced with: "2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, five (5) years firm, beginning on December 1, 2010 through November 30, 2015, as defined in the GSA Form 3517B attached hereto. Notwithstanding any provision to the contrary in the Solicitation For Offers attached to the lease, the Lessor shall substantially complete the Premises not later than October 16, 2010. Time is of the essence. Upon acceptance of the Premises by the Government, the Lessor and the Government shall enter into a Supplemental Lease Agreement setting forth the actual lease commencement date. The term of this lease is subject to termination and renewal rights as may be hereinafter set forth." 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 211 West Fort Washington Associates, LLC BY <u>[Signature]</u> IN PRESENCE OF <u>[Signature]</u> (Signature)		<u>Secretary</u> <u>CEO</u> (TITLE) [Redacted] (Address)	
UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION BY <u>[Signature]</u> Tina Chuon (Signature)		Lease Contracting Officer [Redacted] (Official Title)	

Paragraph 3 is deleted in its entirety and replaced with:

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

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>	<u>RATE/USF</u>
12/01/2010-11/30/2015*	\$68,460.00	\$5,705.00	\$21.00	\$24.15
12/01/2015-11/30/2020	\$80,196.00	\$6,683.00	\$24.60	\$28.29

*The first four (4) months of rent shall be abated in their entirety. This equates to a rent credit of \$5,705.00 per month for a period of four (4) months. (Total Annual Rent = \$68,460.00 / 12 = \$5,705.00 x 4 = \$22,820.00)

CPI and tax escalations continue throughout the term of the lease.

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

211 Fort Washington Associates, LLC
211 West Fort Street, Suite 1604
Detroit, MI 48226-3216"

Paragraph 31 is hereby added to the lease:

31. Change Order One (1) is hereby approved in the amount not to exceed \$3,820.00. The amount shall include all materials, labor, and overhead, as described further in the Lessor's change order, to complete the work to the Government's satisfaction. Change Order One (1) is hereby attached and made a part of this lease.

The Tenant Improvement budget, approved on 8/25/2010, in the amount of \$171,180.00, shall be increased by Change Order 1 in the amount of \$3,820.00. Hence, the final Tenant Improvement budget is \$175,000.00. Of this amount, \$127,660.05 will be paid via lump sum by ARRA Funding with PS#0017714. The remainder \$47,339.95 shall be paid via lump sum payment with PS#0018664.

The Government, if approved by the Contracting Officer in writing, may adjust the amortized and lump sum amounts to reflect any additional Tenant improvement costs or credits during the course of the project. Any Tenant Improvement amount above the original tenant allowance will be paid pursuant to Paragraph 3.3 of the SFO."

Invoice for payment shall be submitted on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasys Document Number: PS0017714 or PS0018664. The Lessor shall submit the invoice to:

GSA Office of Finance
P.O. Box 17181
Fort Worth, Texas 76102

With Courtesy Copies to:

Terry Swinney
General Services Administration
Customer Projects Service Center
230 S. Dearborn Street, Room 3300
Chicago, IL 60604

Katherine O'Neil
CB Richard Ellis
8270 Greensboro Dr
Suite 620
McLean, VA 22102


Lessor & Gov't