

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 3 PS#0020178	DATE <div style="font-size: 1.2em; font-weight: bold;">6/21/11</div>																									
ADDRESS OF PREMISES 211 West Fort Washington, Suite 521, Detroit, MI 48226-3216																											
THIS AGREEMENT, made and entered into this date by and between 211 West Fort Washington Associates, LLC whose address is 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 March 23, 2011, and WHEREAS, This Supplemental Lease Agreement (SLA) No. 3 establishes an increase in square footage of 1,214 Rentable square feet and incorporate Space B to the lease, document a not to exceed tenant improvement on space B and increase the new combined annual rent paid to the lessor monthly. NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective as of March 23, 2011 as follows: 1. Effective on May 1, 2011 the space associated with lease GS-05B-18427 will now be expanded to include 1,214 rentable square feet of space or 1055.65 Usable square feet of space known as Block B of the lease space. Paragraph 1. Of Standard Form 2 shall now read: 1. The Lessor hereby leases to the Government the following described premises: 4474 rentable square feet of office space located on a portion of the fifth (5 th) floor, suite 521 and suite of 211 West Fort Street in Detroit, Michigan 48226-3216, yielding 3890.65 usable square feet. One (1) onsite structured parking space is also included as part of the rental consideration. Said premises to be used for such purposes as determined by the General Services Administration. 2. Paragraph 3 is deleted in its entirety and replaced with: *3. The Government shall pay the Lessor rent as follows: Space A: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">TERM</th> <th style="text-align: right;">ANNUAL RENT</th> <th style="text-align: right;">MONTHLY RENT</th> <th style="text-align: right;">RATE/RSF</th> <th style="text-align: right;">RATE/USF</th> </tr> </thead> <tbody> <tr> <td>12/01/2010-11/30/2015*</td> <td style="text-align: right;">\$68,460.00</td> <td style="text-align: right;">\$5,705.00</td> <td style="text-align: right;">\$21.00</td> <td style="text-align: right;">\$24.15</td> </tr> <tr> <td>12/01/2015-11/30/2020</td> <td style="text-align: right;">\$80,196.00</td> <td style="text-align: right;">\$6,683.00</td> <td style="text-align: right;">\$24.60</td> <td style="text-align: right;">\$28.29</td> </tr> </tbody> </table> <p>*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)</p> Space B: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">TERM</th> <th style="text-align: right;">ANNUAL RENT</th> <th style="text-align: right;">MONTHLY RENT</th> <th style="text-align: right;">RATE/RSF</th> <th style="text-align: right;">RATE/USF</th> </tr> </thead> <tbody> <tr> <td>05/01/2011-4/30/2014**</td> <td style="text-align: right;">\$25,494.00</td> <td style="text-align: right;">\$2,124.50</td> <td style="text-align: right;">\$21.00</td> <td style="text-align: right;">\$24.15</td> </tr> </tbody> </table> <p>**Term of space B will be for 3 years firm term beginning on May 1, 2011 through April 30, 2014. Option : As part of the lease agreement the lessor will provide space through full term of lease November 30, 2020 with termination to occur with thirty days notice at anytime to terminate through term of original lease. Occupancy is not required after 3 year firm term.</p>			TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF	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	TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF	05/01/2011-4/30/2014**	\$25,494.00	\$2,124.50	\$21.00	\$24.15
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COMBINED RENT ON PAGE 2 of 2 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. Page 1 of 2																											
LESSOR 211 West Fort Washington Associates, LLC <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BY <div style="text-align: center; font-size: 0.8em;">(Signature)</div> </div> <div style="width: 45%;"> <div style="text-align: center; font-size: 0.8em;">CEO (Title)</div> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> IN PRESENCE OF <div style="text-align: center; font-size: 0.8em;">(Signature)</div> </div> <div style="width: 45%;"> <div style="text-align: center; font-size: 0.8em;">(Address)</div> </div> </div>																											
UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="text-align: center; font-size: 0.8em;">Tina Church (Signature)</div> </div> <div style="width: 45%;"> Lease Contracting Officer <div style="text-align: center; font-size: 0.8em;">(Official Title)</div> </div> </div>																											

05/01/2011

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2. CONTINUED

Combined Annual Rental for Block A and B:

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
5/1/2011 - 4/30/2014	\$93,954.00	\$7,829.50	\$21.00	\$24.15
05/1/2014 - 11/30/2020	\$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

***Block B Shall terminate on April 30, 2014 and rental for block A shall continue unchanged from original terms specified above.

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"

The Tenant Improvement budget, approved on 4/8/2011, in the amount of \$17,875.19, shall be paid via lump sum to the lessor. The Not to exceed lumpsum amount to be paid to the lessor is \$17,875.19 will be paid via lump sum by ARRA Funding with PS#0020178.

The Government may adjust the amortized and or 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 Pagesys Document Number: PS#0020178. 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

Tina Church
General Services Administration
Customer Projects Service Center
230 S. Dearborn Room 3300
Chicago, IL 60604

3. Paragraph 13. Has been deleted from the Standard Form 2 of the lease dated July 6, 2010 and shall now read:

13. for puposes of computing Operating Cost adjustments in accordance with Paragraph 4.3 of the SFO, the base cost of services is \$27,470.36 or \$6.14 per rentable square foot for 4474 rentable square feet office space. This equates to a rate of \$7.06 per usable square foot.

4. Paragraph 14. Has been deleted from the Standard Form 2 of the lease dated July 6, 2010 and shall now read:

14. The Lease is subject to real estate tax escalation. For tax escalation in accordance with terms of Paragraph 4.2 of the SFO, the Government's percentage of occupancy is .99% (calculated 4474/ 450,000 RSF building). The parcel number is

END of SLA #3 page 2 of 2

PA TC
Lessor & Govt