

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2

DATE

TO LEASE NO.
GS-05B-18427

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. 2 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 (5th) 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:

<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)

Space B:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>	<u>RATE/USF</u>
05/01/2011-4/30/2014**	\$43,364.00	\$3,613.67	\$35.72	\$41.08

**Term of space B will be for 3 years firm term beginning on May 1, 2011 through April 30, 2014. Occupancy is not required after 3 year firm term.

COMBINED RENT ON PAGE 2 of 2

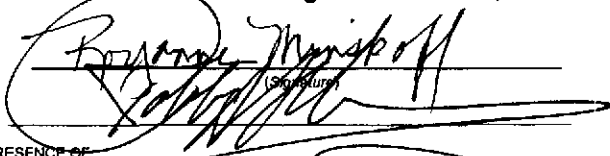
All other terms and conditions of the lease shall remain in force and effect.

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

Page 1 of 2

LESSOR 211 West Fort Washington Associates, LLC

BY


(Signature)

CEO

(Title)

BY


(Signature)

IN PRESENCE OF


(Signature)


(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Tina Church (Signature)

Lease Contracting Officer

(Official Title)

2. CONTINUED

Combined Annual Rental for Block A and B:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>	<u>RATE/USF</u>
12/01/2010-4/30/2014	\$111,824.08	\$9,318.67	\$24.99	\$28.74***
05/1/2014 -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

***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"

3. Lessor has agreed to provide tenant Improvement for build out and construction of expansion space known as Block B. The tenant improvement not to exceed available will be \$47,535.79 amortized at 8 percent interest over the 36 month term which equates to \$14.72 per rentable square foot, or \$17, 875.19 per annum with in the rental rate reflected in SLA #2. The lessor understands that this amount is the maximum amount that the Government can pay for the tenant improvements to the premises. In the event that the Lessor anticipates the cost of the tenant improvements will exceed this amount, the Lessor shall immediately provide written notice of the same to the Government. In accordance with Section 3.2 Tenant Improvements of the SFO.

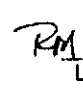
4. Paragraph 13. Has been deleted from the Standard Form 2 of the lease dated July 6, 2010 and shall now read:

13. for puposes of computing Operating Cost adjustments in accordance with Paragraph 4.3 of the SFO, the base cost of services is \$27,485.24 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.

5. 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 02000169-70.

END of SLA #2 page 2 of 2



Lessor & Gov't