

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1
PS # 0017786

DATE
8-12-10

TO LEASE NO.
GS-05B- 18337

ADDRESS OF PREMISES

121 South Main Street 4th floor
Akron, OH 44308-1415

THIS AGREEMENT, made and entered into this date by and between

whose address is Brennan-Akron Main Place Development LLC
159 South Main St. Suite 525
Akron, OH 44308-1337

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.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective as of the date of this Supplemental Agreement 1, as follows:

This Supplemental Lease Agreement (SLA) No. 1 is issued to establish and document the cost of Tenant Improvements.

Accordingly, Paragraph 28 is added to the lease.

28. The total Tenant Improvement cost of this lease is \$998,710.50. \$702,957.00 will be amortized into rent payment over 120 months at 7.25% interest pursuant to paragraph 17 of lease GS-05B-18337. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$295,753.50 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments upon activation of the lease after substantial completion and acceptance of space.

The Special Requirements, Smith Group Specifications and government Design Intent drawings will be an attachment to this SLA #1 and made part of this lease.

Initial Tenant Improvement Lump Sum Payment per Notice to Proceed letter dated June 9, 2010..... **\$295,753.50**

The Lessor waives any right to future payment for the initial construction costs except for the \$702,957.00 that will be amortized in monthly rent as stated in Paragraph 17. After acceptance of the space, 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# 0017786.**

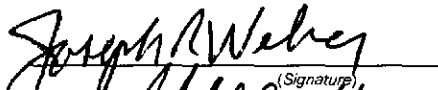
All other terms and conditions of the lease shall remain in force and effect.

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

Page 1 of 1


LESSOR **BRENNAN-AKRON MAIN PLACE DEVELOPMENT LLC**

BY


(Signature)

Vice President
(Title)

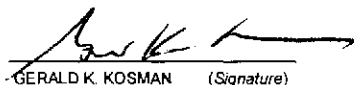
IN PRESENCE OF


(Signature)

159 S. Main St., Suite 525, Akron OH 44308
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY


GERALD K. KOSMAN (Signature)

Contracting Officer
(Official Title)