

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE MAY 19, 2011
ADDRESS OF PREMISES 590 E. Western Reserve Road Youngstown, Ohio 44514-3667		TO LEASE NO. GS-05B-17782

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

Sylvester & Vernal Development Co.

whose address is 7087 West Boulevard, Suite 10
 Youngstown, Ohio 44512-4335

WHEREAS, the parties hereto desire to amend the above Lease with the commencement of the lease and provide for a lump sum payment of tenant improvements above the allowance.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective May 18, 2011, as follows:

Therefore, the following 4 items commemorate the changes:

Item #1 Paragraph 2 is hereby deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning May 18, 2011 through May 17, 2026 , subject to termination rights."



Item #2 Paragraph 4 is hereby deleted in its entirety and replaced with the following:

"4. The Government may terminate this lease at any time after May 17, 2021 by giving at least ninety (90) days' notice to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."


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

LESSOR : SYLVESTER & VERNAL DEVELOPMENT CO.

BY  _____ (Signature)	MANL. AGENT _____ (Title)
IN PRESENCE OF  _____ (Signature)	7087 west buvd yo. oh 44512 _____ (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY  _____ (Signature)	Contracting Officer _____ (Official Title)
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Item #3 Paragraph 16 is hereby deleted and in its entirety and replaced with the following:

"16. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$426,851.25 or \$40.25 per ANSI/BOMA Office Areas, amortized through the rent for ten (10) years at the rate of 6.5%. The amortized cost of these improvements are included in the stated rent in Paragraph 3 above at \$58,161.82 per year."

Item #4 Paragraph 28 is hereby added:

"28. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$358,774.28 for tenant improvement construction costs above the allowance.

Tenant Improvement lump sum payment amount: \$358,774.28

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#0019537**. Submit invoice only after the lease is activated after the Government accepts the space."

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

Lessor *[Signature]* 5-19-11 (initials & date)
Government *[Signature]* 5-19-11 (initials & date)