

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 10

DATE

6.19.12

TO LEASE NO  
GS-05B-17728

ADDRESS OF PREMISES: 917 N. Saginaw Street,  
Flint, Michigan 48503-1735

THIS AGREEMENT, made and entered into this date by and between Elba Road Development, LLC  
whose address is 4835 Towne Centre Road, Suite 100  
Saginaw, Michigan 48604-2829

Hereinafter 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 December 13, 2011 as follows:

Supplemental Lease Agreement No. 10 is hereby issued to change the "Operating Costs Base" and  
"the annual rent" of Lease GS-05B-17728 in the amount of \$14,871.00 to an adjusted annual rent of  
\$473,849.29

Therefore, Paragraph 15 of GSA Form SF-2, of the U.S. Government Lease for Real Property number GS-  
05B-17728 is deleted in its entirety and replaced with the following:

15. In accordance with SFO GS-05B-17728 paragraph 3.6 entitled "Operating Costs Base", the  
escalation base is established as \$6.22/RSF (\$89,985.87/annum). The increase in operating cost  
base is necessary to establish actual operating costs. Per Paragraph 3.5 of the lease the Lessor is  
allowed a one-time adjustment at the beginning of Year Two (2) to reflect actual costs incurred  
during Year One (1). Accordingly, the Government will make a one-time lump-sum payment in the  
amount of \$14,871.00 to fully reimburse Elba Road Development, LLC for actual costs paid in Year  
One (1).

Therefore, Paragraph 3 of GSA Form SF-2, of the U.S. Government Lease for Real Property number GS-  
05B-17728 is deleted in its entirety and replaced with the following:

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

- a. Years 2-7: \$473,849.29 (\$32.74/RSF - \$34.32/USF) at the rate of \$39,487.44 per month in arrears
- b. Years 8-10: \$390,626.27 (\$26.99/RSF - \$29.21/USF) at the rate of \$32,552.19 per month in arrears

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

ELBA ROAD DEVELOPMENT, LLC  
4835 TOWNE CENTRE ROAD, SUITE 100  
SAGINAW, MICHIGAN 48604-2829

All other terms and conditions shall remain in force and effect.

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

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LESSOR Elba Road Development, LLC

BY

[Redacted Signature]

Manager

(Title)

IN PR

[Redacted Signature]

[Redacted Address]

(Address)

GENERAL SERVICES ADMINISTRATION

MALINDA E. PENNINGTON

(Contracting Officer)