

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 2

DATE

GS-05B-17891

6-10-11

TO LEASE NO.  
GS-05B-17891

ADDRESS OF PREMISES

1025 Commerce Drive  
Marquette, Michigan 49855-8694

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

whose address is Orlich Office Complex LLC  
1901 W. Ridge Street  
Marquette, MI 49855-3198

WHEREAS, the parties hereto desire to amend the above to establish lease commencement 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 25, 2011, as follows:

Therefore, the following 2 items commemorate the changes:

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

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of fifteen (15) years beginning upon May 25, 2011 and continuing through May 24, 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 on or after May 24, 2021, the tenth (10<sup>th</sup>) lease year, by giving at least 120 days' notice in writing 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

BY

IN P

OWNER

(Title)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

10/10/2011

Contracting Officer

(Official Title)

Item #3 Paragraph 26 is hereby added to the lease contract:

\*26. The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings and Special Requirements, is \$399,414.45 including payments for Tenant Improvement overages. Of this amount a total of \$221,166.00 will be amortized into rent payments over 120 months at 8.0%. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$178,248.45 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments and be paid upon acceptance of the space.

Tenant Improvement lump sum payment amount: ..... \$178,248.45

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](http://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#0016457. 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 JD 6-7-11 (initials & date)  
Government JSD 6-10-2011 (initials & date)