

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1  
PS #

DATE

5-11-10

TO LEASE NO.  
GS-05B- 17895

ADDRESS OF PREMISES

50 Louis, N.W. Trade Center 3<sup>rd</sup> Floor, Grand Rapids, MI 49503

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

whose address is FIRST WARD 2, LLC  
1144 W. Fulton Street  
Suite 100  
Chicago, IL 60607

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 serves to provide a new expected occupancy date.**

Paragraph 10 of the lease is deleted in its entirety and replaced with:

"10. The date of June 1, 2010 in Paragraph 2 of the SF-2 is the estimated effective date. If the actual date of substantial completion is different from this date, then the actual effective date shall be established by Supplemental Lease Agreement. The lease term will then be in effect for ten (10) years thereafter, computed from the actual effective date. The anniversary date for adjustments shall be adjusted to coincide with any revised actual effective date.

The following Paragraph 32 is added to and made a part of the lease:

32. Pursuant to the lessor's offer dated February 24, 2010, the lessor agrees to allow the Government to occupy the 5<sup>th</sup> floor of the Trade Center, 50 Louis N.W. Grand Rapids, MI, if the new location on the 3<sup>rd</sup> floor is not substantially completed and accepted by the Government by June 1, 2010. Should the premises on the 3<sup>rd</sup> floor not be substantially completed by June 1, 2010, then the rent payable under this lease shall be reduced by \$7.28 per rentable square foot to reflect the fact that the Tenant Improvements have not been substantially completed and accepted by the Government. At such time as the premises on the 3<sup>rd</sup> floor are substantially completed and accepted by the Government, the rental will be adjusted by supplemental agreement.

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.

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LESSOR FIRST WARD 2, LLC

BY

(Signature)

Peter S. Palivos

(Title)

MANAGING MEMBER

IN PRESENCE

Gary Lipp

1144 W FULTON, CHICAGO IL 60607  
SUITE 100 (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Contracting Officer

(Official Title)