

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 3

DATE  
9-22-10

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 3, as follows:

**This Supplemental Lease Agreement (SLA) No. 3 serves to accept the Tenant Improvements to the space, establish the date of substantial completion of Tenant Improvements, and to incorporate Tenant Improvements of \$246,703.42 into the rent schedule.**

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 2

LESSOR FIRST WARD 2, LLC

BY

(Signature)

(Title)

MANAGING MEMBER / IT, SGT id

IN PRESENCE OF

(Address)

1144 W FULTON / 100 / CHICAGO

UNITED STATES GENERAL SERVICES ADMINISTRATION

BY

Lease Contracting Officer

(Official Title)

**Paragraph 3 is deleted and replaced in its entirety with:**

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

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
06/01/2010 – 07/31/2010	\$175,588.65	\$14,632.39	\$18.45	\$21.22
08/01/2010 – 05/31/2015	\$235,926.43	\$19,660.54	\$24.79	\$28.51
06/01/2015 – 05/31/2020	\$189,197.96	\$15,766.50	\$19.88	\$22.86

CPI and tax escalations continue throughout the term of the lease.

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

First Ward 2, LLC  
1144 W. Fulton Street, Suite 100  
Chicago, IL 60607

**Paragraph 4 is deleted and replaced in its entirety with:**

4. The term of this lease shall be for ten (10) years five (5) years firm with sixty (60) days written cancellation notice anytime on or after May 31, 2015. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

**Paragraph 18 is deleted and replaced in its entirety with:**

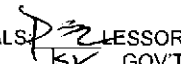
18. The tenant build out will conform to the specifications in the Lease and all attachments, and are to be provided by the Lessor as part of the total rental payment. In accordance with Paragraph 1.9 of the SFO, the Lessor agrees to provide \$246,703.42 toward the cost of the Tenant Improvements. The tenant build out cost of \$246,703.42 is amortized for a period of fifty-eight (58) months at 7% (starting on the date of acceptance of August 1, 2010 through the end of the firm term on May 31, 2015). Therefore, the amortized tenant buildout costs are \$60,310.00 per annum or \$6.34 per rentable square foot.

**Paragraph 29 is deleted in its entirety and replaced with:**

29. The Lessor and the Broker (CB Richard Ellis) have agreed to a cooperating lease commission of [REDACTED] of the Base Aggregate Rent (Warm Lit Shell only; excludes base real estate taxes, base operating expenses and any tenant improvement allowance) for the entire initial firm term of this lease. The total amount of the commission is [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly rent:

First Month's Rental Payment \$14,632.39 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's rent.

INITIALS:  LESSOR  
[Signature] GOVT