

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 8/28/10
TO LEASE NO. GS-05B-17003		
ADDRESS OF PREMISES 1115 Washington Avenue, Bay City, MI 48708-5707		
THIS AGREEMENT, made and entered into this date by and between BAY CITY PROPERTIES, LTD. an Ohio Limited Liability Company whose address is: 4198 Milan Road Sandusky, OH 44870		
Herein after called the Successor-Lessor , and the UNITED STATES OF AMERICA , hereinafter called the Government :		
WHEREAS, the parties hereto desire to amend the above Lease to: (a) recognize the new owner of the property as successor-in-interest to this lease; (b) establish the terms of the new owner's assumption of this Lease; and (c) establish the lease commencement date, term, termination rights, the annual rental rate, commissions and commission credits effective May 26, 2010, as follows:		
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:		
I. This Supplemental Lease Agreement (SLA) #1 establishes a change in ownership of the property and an assumption of the Lease, and amends certain portions of said Lease as set forth more fully herein.		
1. The preamble to the Lease is hereby amended to state that the Lessor is: BAY CITY PROPERTIES, LTD. 4198 Milan Road Sandusky, OH 44870 Who has succeeded to the prior lessor's interest in the lease by virtue of the Owner's acquisition of title to the property evidenced by the Warranty Deed.		
2. Successor-Lessor hereby releases the Lessee (General Services Administration) from any and all liability from rental payments, lump sum items and reconciliation amounts which have been paid to former lessor, prior to execution of this SLA.		
3. Successor-Lessor ratifies all previous action taken by the previous lessor with respect to the Lease, with the same force and effect as if the action had been taken by the Successor-Lessor.		
(continued on page 2)		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR BY IN P	[Redacted Signature]	_____ MANAGER (Title)
UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION		
BY MURDER MCKEITHEN (Signature)	_____ Lease Contracting Officer (Title)	

4. Successor-Lessor hereby assumes, approves and adopts Lease Number GS-05B-17903, including all modifications, made between the Government and the former lessor before the effective date of this Supplemental Lease Agreement, and agrees to be bound by and to perform each and every term, covenant and condition contained in the Lease.
5. Successor-Lessor further assumes all obligation and liabilities of and all claims and demands against, the former lessor, LGK Development, under the Lease in all respects as if the Successor-Lessor were the original party to the Lease.
6. The Successor-Lessor's Taxpayer Identification Number is [REDACTED]
7. Paragraph 3 of the Lease is hereby amended in part to state that rental Payment shall be payable to:
 Bay City GSA Properties, LTD
 4918 Milan Road
 Sandusky, OH 44870
8. Day-to-day management of the Lease on behalf of the Successor-Lessor has been designated to:
 John M. Hoty
 Bay City GSA Properties, LTD
 4918 Milan Road
 Sandusky, OH 44870

II. Paragraph 2 of this lease is deleted in its entirety and substituted with the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 20, 2010 through May 19, 2020, subject to termination and renewal rights as may be hereinafter set forth herein.

III. Paragraph 3 of this lease is deleted in its entirety and substituted with the following:

The government shall pay the Successor-Lessor annual rent payable monthly in arrears according to the following schedule:

Dates	Shell	Base Cost of Services	Tenant Improvement Allowance	Building Specific Security	Total Annual Rent	Total Monthly Rent
May 20, 2010 thru May 19, 2020	\$ 170,532.60	\$ 40,937.40	\$ 42,552.00	\$ -	\$ 254,022.00	\$ 21,168.50

Rent for a lesser period shall be prorated. Rent Checks shall be made payable to:
 Bay City GSA Properties, LTD
 4918 Milan Road
 Sandusky, OH 44870

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INITIALS: JMH LESSOR & MM GOVT

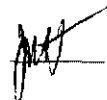

IV. Paragraph 26 of the lease contract is deleted in its entirety and replaced as follows:

Commission credits will be applied to the shell rent of the lease in equal monthly installments and rental payments shall be reduced by that amount in the first months of the lease until all credits have been applied. The reduction of the rent will not apply to the Operating Costs and amortized Tenant Improvements. Rental payments for OC and TI will be paid in accordance with the terms and conditions of the lease commencement. Commission payment and the commission credit have been negotiated by Jones Lang LaSalle, representing GSA. Commissions for this lease are negotiated at [REDACTED] of the total firm term value of the lease for a total value of [REDACTED]. It is the agreement between the government, landlord, and Jones Lang LaSalle that [REDACTED] of the total commission (equaling [REDACTED]) negotiated on this lease will be applied to the shell rent and was evaluated in the Present Value Analysis prior to the award of the lease.

Successor-Lessor will pay the remaining commission amount, or [REDACTED], to Jones Lang LaSalle. The prior Lessor paid [REDACTED] in commissions at the time of lease signing, and the remainder ([REDACTED]) will be due no later the date the government accepts the space. No additional commissions are to be paid to Jones Lang LaSalle for this leasing transaction other than that identified in the SF-2 and attachments or as formally documented in a Supplemental Lease Agreement. Schedule for the government's commission credit, via rental reduction is as follows:

Rental Period	Scheduled Monthly Rent	Scheduled Monthly Shell Rent	Commission Credit	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1	\$ 21,168.50	\$ 14,211.05	\$ [REDACTED]	[REDACTED]	[REDACTED]
Month 2	\$ 21,168.50	\$ 14,211.05	\$ [REDACTED]	[REDACTED]	[REDACTED]
Month 3	\$ 21,168.50	\$ 14,211.05	\$ [REDACTED]	[REDACTED]	[REDACTED]
Months 4-120	\$ 21,168.50	\$ 14,211.05	\$ -	\$ -	\$ 21,168.50

Payment of the commissions to Jones Lang LaSalle will be paid in accordance with the agreement between the Successor-Lessor and Jones Lang LaSalle but not later than at the acceptance and occupancy of the space. No additional commissions are to be paid to Jones Lang LaSalle for this leasing transaction formally documented in Supplemental Lease Agreement # 2.

INITIALS:  LESSOR &  GOVT