

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2
PS # 0019028

DATE
11/18/12

TO LEASE NO
GS-05B-17903

ADDRESS OF PREMISES

1115 Washington Avenue, Bay City, MI 48708-5707

THIS AGREEMENT, made and entered into this date by and between
BAY CITY GSA PROPERTIES, LTD.
an Ohio Limited Liability Company
whose address is 4918 Milan Road
Sandusky, OH 44870

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 2, as follows:

This Supplemental Lease Agreement (SLA) No. 2 is issued to document the agreed to al amortized and unamortized tenant improvements pursuant to the Design Intent Drawings and Special Requirements, attached as part of this lease. Accordingly, Paragraph 27 is added to this lease as follows:

27. The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings and Special Requirements, is \$397,524.98 including payments for TI overages, change orders, monument sign and security work. Of this amount \$41.24/usf or a total of \$302,041.76, will be amortized into rent payments over 120 months at 7.25%. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$95,483.22 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments.

The Special Requirements and government Design Intent drawings will be an attachment to this SLA #2 showing the source from which the agreed tenant improvements were negotiated from.

Initial Tenant Improvement Overage \$95,483.22

Handwritten: \$302,041.76

The lessor waives any right to future payment for the initial construction costs except for the ~~\$29,095.20~~ that will be amortized in monthly rent as stated in Paragraph 3 of this lease. 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. Your invoice must be on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasus Document Number: PS# 0019028. 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.

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

LESSOR [Redacted] RTIES, LTD

BY [Redacted]

Handwritten: Managing Member

(Title)

IN PRESEN [Redacted]

Handwritten: 4918 Milan Road Sandusky OH 44870

(Address)

UNIT [Redacted] GENERAL SERVICES ADMINISTRATION

BY MELISSA MCKENNA (Signature)

Lease Contracting Officer (Official Title)