

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1
PS #0020978

DATE
8/9/11

TO LEASE NO.
GS-05B- 17977

ADDRESS OF PREMISES

3450 Biddle Avenue
Wyandotte, MI 48192

THIS AGREEMENT, made and entered into this date by and between
SS WYANDOTTE, LLC

whose address is

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 July 25, 2011, as follows:

This Supplemental Lease Agreement (SLA) No. 1 is issued to establish and document the cost of Tenant Improvements.

18. The total Tenant Improvement cost of this lease is \$520,128.00. Of that total, \$383,563.19 will be amortized into rent payments over 120 months at 6% interest pursuant to paragraph 9 of lease GS-05B-17977. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$136,594.81 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments upon activation of the lease after substantial completion of tenant improvements and acceptance of space by the Government.

The \$520,128.00 Tenant Improvements are based on the Government Design Intent Drawings, Special Requirements, and Smith Group LAN specifications and will be considered as part of the lease contract requirements.

Initial Tenant Improvement Lump Sum Payment per Notice to Proceed letter dated July 25, 2011..... **\$136,594.81**
The Lessor waives any right to future payment for the initial construction costs except for the \$383,563.19 that will be amortized in monthly rent as stated in Paragraph 9. After acceptance of the space, 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, lease number, and the following Pegasys Number: PS0020978.**

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 1

LESSOR **SS WYANDOTTE, LLC**

BY

IN PRESENCE OF

(Signature)

Vice President
(Title)

467 Eureka Rd., Wyandotte MI 48192
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

MELISSA MCKENNA (Signature)

Contracting Officer

(Official Title)