

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05B-18096
LEASE AMENDMENT	
ADDRESS OF PREMISES 27650 Farmington Road Farmington Hills, MI.48334	PDN Number: PS0027177

THIS AMENDMENT is made and entered into this date by and between **QTO, Inc.**

whose address is: 27600 Farmington Road, Suite 201.
Farmington Hills, MI 48334-3365

hereinafter 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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon acceptance of the security system by the Government, as follows:

This Lease Amendment (LA) No. 1 is issued to establish and document the cost of Tenant Improvements.
Accordingly, Paragraph 25 is added to the lease.

25. Based upon an independent Government Estimate based on construction documents acknowledged and agreed to in a lesso from Brian Kepes dated 6/6/13, the agreed total Tenant Improvement cost of this lease is \$625,762.00. Of that total, \$465,640.19 will be amortized into rent payments over 120 months at 7% interest pursuant to paragraph 3 of lease GS-05B-18096. The Government agrees to pay the Lessor, after acceptance of the completed space and resulting lease term start, a one time lump sum payment in the amount of \$160,121.81 for 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 Special Requirements dated 4/6/12 sent with the Design Intent Drawings on 4/18/12, Smith Group Specifications and Government Design Intent drawings dated 3/26/12 will be attachments to this LA #1 and made part of the lease requirements.

Initial Tenant Improvement Lump Sum Payment per Notice to Proceed letter dated August 28, 2013..... **\$160,121.81 is due lessor after acceptance of the finished space for Tenant Improvements not included in the 120 rent payments.**

The Lessor waives any right to future payment for the initial construction costs except for the \$465,640.19 that will be amortized in monthly rent as stated in Paragraph 3. 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, this lease number, and the following Pegasus Document Number: PS#PS0027177.**

This Lease Amendment contains 1 page

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 below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: _____
Name: Brian Kepes
Title: President
Entity Name: QTO, Inc.
Date: _____

Signature: _____
Name: Gerald K Kosman
Title: Lease Contracting Officer
GSA, Public Buildings Service, Customer Projects Service
Center
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____