

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
LEASE AMENDMENT	TO LEASE NO. GS-05B-18096
ADDRESS OF PREMISES: [REDACTED] OFFICE BUILDING 27650 Farmington Road Farmington Hills, MI 48334-3315	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between QTO, Inc

whose address is: 27600 FARMINGTON ROAD, SUITE 201
FARMINGTON HILLS, MI 48334-3366

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government;

WHEREAS, the parties hereto desire to amend the above Lease issued to establish the effective date and term of the 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 September 4, 2014, as follows:

Paragraph 2 of the Standard Form 2 is hereby deleted and replaced with:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 4, 2014 and continuing for a period of 10 years, expiring September 3, 2024, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA."

This Lease Amendment contains 2 pages.

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

Signature: _____
Name: _____
Title: _____
Entity Name: QTO
Date: 12/11/14

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: 12-15-14

WITNES

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

Paragraph 3 of the Standard Form 2 is hereby deleted and replaced with:

"3. The Government shall pay the Lessor annual rent of

9/4/14 – 9/3/18: \$425,690.00 at the rate of \$35,474.17 per Month in arrears*.

9/4/18 – 9/3/21: \$436,981.00 at the rate of \$36,415.08 per Month in arrears.

9/4/21 – 9/3/24: \$448,272.00 at the rate of \$37,356.00 per Month in arrears.

*Initial rent will be reduced by commission credit adjustment pursuant to Paragraph 24 of the Standard Form 2 of the lease.

Rent for Years 1-4 consists of \$30,067.38 per month for shell/base rent , operating expenses, real estate taxes, amortized building-specific security, and parking, and \$5,406.79 per month in Tenant Improvements, which were amortized over 120 months at an annual interest rate of 7.0%. Shell rent for Years 1-4 is \$20,481.27 per month. Shell rent in Years 5-7 increases to \$21,422.19 per month. Shell rent in Years 8-10 increases to \$22,363.11 per month. Rent for a lesser period shall be prorated.

Rent checks shall be made payable to:

QTO, Inc.
27600 Farmington Road, Suite 201
Farmington Hills, MI 48334-3365"

INITIALS:


LESSOR

&


GOVT