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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE | LEASE AMENDMENT No. 6 |
| | TO LEASE NO. GS-05B-18096 |
| LEASE AMENDMENT | |
| ADDRESS OF PREMISES 27650 Farmington Road Farmington Hills, MI.48334-3315 | PDN Number: PS0027177 |

THIS AMENDMENT is made and entered into this date by and between QTF, LLC

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 4/20/15 as follows:

This Lease Amendment No. 6 voids LA No. 1. This Lease Amendment also 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 letter 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 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 after execution of this LA.

The Special Requirements dated 4/6/12 and sent with the Design Intent Drawings on 4/18/12, Smith Group Specifications, and Government Design Intent drawings dated 3/26/12 are hereby incorporated into the lease requirements.


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: PS0027177.

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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: Brian Kepes
Title: Director
Entity Name: QTF, LLC
Date: 4/14/15

FOR THE GOVERNMENT:

Signature: 
Name: [Redacted]
Title: Lease Contracting Officer, GSA, Public Buildings Service, Customer Projects Service Center
Date: 4/20/15

WITNESSED

Signature: 
Name: [Redacted]
Title: [Redacted]
Date: 4/14/15