

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

3/11/2011

TO LEASE NO.
GS-05B-18146

ADDRESS OF PREMISES

Northfield Plaza I, 5600 Crooks Road in , Troy, MI 48098-2809

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

whose address is **Northfield Plaza Associates, LLC**
5700 Crooks Road, Suite 400
Troy, MI 48098-2809

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

WHEREAS, the parties hereto desire to amend the above Lease by establishing lease commencement.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 16, 2011, as follows:

A. Paragraph 2 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning February 16, 2011 through February 15, 2026, subject to termination rights as may be hereinafter set forth."

B. Paragraph 4 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:

"4. The Government may terminate this lease at any time after February 15, 2021, by giving one hundred and twenty (120) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

C. Paragraph 30 is added to this lease as follows:

"30. The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings and Special Requirements, is \$440,332.87 including payments for Tenant Improvement overages. Of this amount \$44.68/usf or a total of \$347,074.21, will be amortized into rent payments over 60 months at 9.0%. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$93,258.66 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments, but will be paid upon acceptance of the space.

Tenant Improvement lump sum payment amount: \$93,258.66

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#0016819. 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.

Page 1 of 1

IN WITNESS WHEREOF, the parties have hereunto set their names as of the above date.

LESSOR
BY

IN PR

Authorized Signer
(Title)

5700 Crooks Road, Suite 400
Troy, MI 48098
(Address)

UNITED STATES OF AMERICA
BY

3/11/2011

Contracting Officer
(Official Title)

GSA DC

computer generated form: JAN 92)

GSA FORM 276 JUL 67/FEB 92