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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE | | SUPPLEMENTAL AGREEMENT NO. 4 PS#00222200 | DATE 4/1/11 |
| SUPPLEMENTAL LEASE AGREEMENT | | TO LEASE NO. GS-05B-18174 | |
| ADDRESS OF PREMISES | Riverview Center 678 Front Avenue NW Grand Rapids, Michigan, 49504-0300 | | |
| This agreement, made and entered into this date by and between Riverview Center LLC 161 Ottawa Avenue NW, Suite 104 Grand Rapids, MI 49503-2713 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government: WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended, effective April 1 st , 2011, as follows: Supplemental Lease Agreement No. 4 is issued to establish the substantial completion date, document monthly rent based on final tenant improvement costs and establish lump sum payment to be made upon completion of tenant improvements, and adjust the commission amount. All other terms and conditions remain the same. | | | |
| I. Section 1 of the lease GS-05B-18174 is hereby replaced with the following: | | | |
| "1. The Lessor hereby leases to the Government the following described premises: 5,135 rentable square feet (approximately 4,435 ANSI BOMA office area square feet) of space at Riverview Center, 678 Front Avenue NW, Grand Rapids, Michigan, 49504-0300. The rentable space consists of 4,813 RSF (3,985 ANSI BOMA office area square feet) on the second floor and 522 RSF (400 ANSI BOMA office area square feet) on the fourth floor (as described in the Amended Exhibit B attached hereto) to be used for such general office purposes as determined by the General Services Administration. The common area factor is agreed to as 1.1578." | | | |
| II. Section 2 of Lease GS-05B-18174 is hereby replaced with the following: | | | |
| "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning June 1, 2010 and continuing through May 31, 2020, subject to terms stated within. The date of substantial completion is April 1, 2011. Rent for the period beginning June 1 st , 2010 up until the April 1, 2011 completion and acceptance of the tenant improvements does not include an amount for tenant improvement amortization." | | | |
| CONTINUED ON PAGES 2 AND 3 ATTACHED HERETO | | | |
| IN WITNESS WHEREOF, the Lessor and the Government have hereunto set their names as of the above date. | [Redacted Signature] | | |
| LESSOR | [Redacted Signature] | | |
| BY _____ | Manager (Title) | | |
| IN PRESENCE OF _____ | [Redacted Signature] | | |
| _____ | (Address) | | |
| UNITED STATES OF AMERICA | [Redacted Signature] | | |
| BY _____ | Contracting Officer (Official Title) | | |
| _____ | (Signature) | | |

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III. Section 3 of Lease GS-05B-18174 is hereby replaced with the following:

*3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

| TERM | RATE PER RSF | MONTHLY RENT | ANNUAL RENT |
|-------------------------------|--------------|--------------|--------------|
| June 1, 2010 – March 31, 2011 | \$13.87 | \$5,935.20 | \$71,222.48 |
| April 1, 2011 – May 31, 2015 | \$23.34 | \$9,967.58 | \$119,850.90 |
| June 1, 2015 – May 31, 2020 | \$16.68 | \$7,137.65 | \$85,651.80 |

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree that this shall be a full service lease agreement in accordance with SFO GS-05B-18174. Rent for a lesser period shall be prorated. Rent payments shall be made payable to:

RiverView Center, LLC
161 Ottawa Avenue NW, Suite 104
Grand Rapids, MI 49503-2713
TIN: 20-1317180
DUNS: 14-9812021

IV. Section 4 of Lease GS-05B-18174 is hereby replaced with the following:

*4. The Government may terminate this lease at any time after the May 31, 2015 by giving at least sixty (60) 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."

V. Section 16 of Lease GS-05B-18174 is hereby replaced with the following:

*16. The gross rental rate stated in Paragraph 3 includes the following amounts per RSF:

| Term | Shell Rent Annual (Excl. Taxes) | Operating Expenses Annual | Taxes Annual | Tenant Improvements Annual | Building Specific Security |
|------------------|---------------------------------|---------------------------|--------------|----------------------------|----------------------------|
| 6/1/10 – 3/31/11 | \$7.80 | \$4.60 | \$1.33 | \$0.00 | \$0.14 |
| 4/1/11 – 5/31/15 | \$7.80 | \$4.60 | \$1.33 | \$0.47 | \$0.14 |
| 6/1/15 – 5/31/20 | \$10.75 | \$4.60 | \$1.33 | \$0.00 | \$0.00 |

VI. Section 17 of Lease GS-05B-18174 is hereby replaced with the following:

*17. The total Tenant Improvement Cost, including all approved Change Orders is \$248,231.26. Therefore the total cost of the Tenant Improvements exceed the Allowance (\$171,888.67) by \$76,272.58. The tenant improvement Allowance of \$171,888.67 (4,435 USF x \$39.76235) are amortized at 8% for a period of 50 months and included in the rent (\$0.47 per rentable square foot). The remaining \$76,384.25 will be paid by the Government upon completion and acceptance of the improvements via lump-sum payment. Regarding this lump-sum payment of \$76,272.58, please follow these instructions:

Create and include a unique invoice number on the invoice submitted for payment. If the Management Company submits the invoice, please include the name and address of the Management Company not the lessor. The vendor's or lessor's name and address must match the name address in the Peoples vendor file.

Please cite PS Number PS0820288 on your invoice and submit your invoice directly to the Greater Southwest Finance Center with a copy to the Contracting Officer. Invoices submitted to Finance without the PS number are immediately returned to the vendor or lessor.

Please submit invoices electronically on the Finance Website at www.finance.gsa.gov. Vendors or lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

GSA, Greater Southwest Finance Center (7BCF)
PO BOX 17181
Fort Worth, TX 76102

Additionally, the amortized Building Specific Security Costs of \$2,184.00 have been amortized at 9% for 60 months (\$3.64/mo) and included in the rent."

VII. Section 18 of Lease GS-05B-18174 is hereby replaced with the following:

"18. In accordance with Paragraph 2.2 (Broker Commission and Commission Credit), Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit, which shall be hereby agreed to as [REDACTED] payable to Studley when the Lease is awarded. The remaining [REDACTED] ("Commission Credit"), shall be credited to the Government as a credit to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue each month until fully recaptured.

Notwithstanding Paragraph 3 of the Standard Form 2, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated below for adjusted Monthly Rent:

First Month's Rental Payment \$5,935.20 minus prorated Commission Credit of [REDACTED]
First Month's adjusted rent.

Second Month's Rental Payment \$5,935.20 minus prorated Commission Credit of [REDACTED]
Second Month's adjusted rent.

Third Month's Rental Payment \$5,935.20 minus prorated Commission Credit of [REDACTED]
Third Month's adjusted rent.

Fourth Month's Rental Payment \$5,935.20 minus prorated Commission Credit of [REDACTED]
Fourth Month's adjusted rent."

VIII. All other terms and conditions of the lease shall remain in force and effect.

END OF SLA No. 4

| INITIALS | |
|----------|-------------|
| GOVT | LESSOR |
| TC | [Signature] |