

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE
8/4/10

TO LEASE NO.
GS-05B-18268

ADDRESS OF PREMISES

2651 COOLIDGE ROAD
EAST LANSING, MICHIGAN 48823-6352

This agreement, made and entered into this date by and between

COOLOFF GROUP, LLC
2501 COOLIDGE ROAD, SUITE 501
EAST LANSING, MICHIGAN 48823-6352

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 upon the date of this agreement, as follows: Supplemental Lease Agreement No. 1 is issued to adjust the initial rental rate during the period prior to acceptance of tenant improvements. All other terms and conditions remain the same.

1. Section 3 of Lease GS-05B-18268 is hereby replaced with the following:

'3. The Government shall pay the Lessor annual rent at the following rate:

Period	Rate Per RSF	Annual Rent	Monthly Rent Payable in Arrears
5/16/2010 - 11/15/2010	\$18.27	\$313,068.68	\$26,089.06
11/16/2010 - 5/15/2015	\$18.80	\$322,064.61	\$26,838.72
5/16/2015 - 5/15/2020	\$19.02	\$325,907.70	\$27,158.98

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO GS-05B-18268. Rent for a lesser period shall be prorated. Rent shall be made payable to:

COOLOFF GROUP, LLC
2501 COOLIDGE ROAD, SUITE 501
EAST LANSING, MICHIGAN 48823-6352

CONTINUED ON PAGE 2 ATTACHED HERETO

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

[Redacted Signature]

(Signature)

Manager

(Title)

IN PRESENCE OF

[Redacted Signature]

[Redacted Signature]

UNITED STATES OF AMERICA

BY

[Redacted Signature]

(Signature)

Contracting Officer
(Official Title)

2. Upon completion and acceptance of the tenant improvements, estimated to be November 15, 2010, a Supplemental Lease Agreement shall accept the tenant improvements and document the final tenant improvement amount. The rental rate shall be adjusted to reflect the final tenant improvement amount in accordance with SFO Section 3.3 *Tenant Improvement Rental Adjustment*. The final tenant improvement amount shall be amortized over the remaining firm term of the lease, which will end on May 15, 2015.
3. All other terms and conditions of the lease shall remain in force and effect.

END OF SLA No. 1

INITIALS	
GOV'T	LESSOR
Pj	SE