

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICE SUPPLEMENTAL LEASE AGREEMENT	Supplemental Lease Agreement No. 1	Date 8/5/2010
	To Lease No.: GS-05B-18362	

ADDRESS OF PREMISES **Northfield Plaza II**
5700 Crooks Road, Suite 310
Troy, MI 48098-2826

THIS AGREEMENT, made and entered into this date by and between
Northfield Plaza Associates, LLC
5700 Crooks Road, Suite 400
Troy, MI 48098-2825

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

Whereas, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 1, 2010, as follows: Supplemental Lease Agreement No. 1 is issued to confirm the start date of the lease, document the annual rent, document the commission credit, and document acceptance of lease terms for lease LIL18362.

- Part I Paragraph 2. is deleted on Form 3626 page 1 of 3. Shall now read:
Part I Paragraph 2. The Government of the United States of America is leasing 1,265 Rentable square feet (1,150 ANSI/BOMA office area square feet) of office space located at 5700 Crooks Road, Troy, Michigan, 48098-2826 for Commencement on September 1, 2010. The common area factor is established as 1.10. Rentable space must yield a minimum of 1,150 ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishings, and equipment.
- Part II B. TERM Paragraph 3. is deleted on Form 3626 page 3 of 3. Shall now read:
Part II B. TERM Paragraph 3. To have and to hold, for the term commencing on September 1, 2010 continuing through 60 months inclusive until August 31, 2015. The Government may terminate this lease in whole or in part any time on or after August 31, 2013, the thirty-sixth (36th) month of the lease, by giving at least 60 calendar days notice in writing to the lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
- Part II C. RENTAL Paragraph 5. AMOUNT OF ANNUAL RENT** will remain \$24,672.00 per annum, equivalent to \$2,056.00 per month beginning on September 1, 2010 through August 31, 2015.

CONTINUED ON PAGE 2

Page 1 of 2 SLA NO. 1 GS-05B-18362

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

LESSOR: [Redacted] LLC

BY: [Redacted Signature] Secretary - Treasurer
 (Title)
5700 Crooks Rd
TROY, MI 48098
 (Address)

IN PRESENCE OF: [Redacted Signature] _____
 (Signature)

UNITED STATES OF AMERICA

BY: TINA CHEN [Redacted Signature] _____
 (Official Title)
CONTRACTING OFFICER
 (Official Title)

4. **As stated in Section 1.6 Broker Commission and Commission Credit (September 2006)** of the Supplemental Lease Requirements, the Following is the final commission and commission credit due to GSA added to paragraph 1.6.

GSA shall receive a credit in the form of Shell rent totaling [REDACTED] for Commission credit of [REDACTED] of the total commission provided to the Broker of [REDACTED] in accordance with Attachment #1 to GS-05B-18362 paragraph 1.6 Broker Commission Credit. The total commission is [REDACTED]. Commission credit shall be taken in the two months of occupancy.

The total First Month's rent is \$2,056.00 minus the [REDACTED] commission credit which will result in an adjusted First Month's rental payment of [REDACTED].
The total Second Month's rent is \$2,056.00 minus the [REDACTED] commission credit which will result in an adjusted Second Month's rental payment of [REDACTED].

5. In accordance with Section 1.7 *Operating Costs* of the Supplemental Lease Requirements to GS-05B-18362, the lease is subject to operating expense escalations. The base cost of services is established at \$6,210.00 per year based on \$4.91/RSF and 1,265 RSF.
6. In accordance with Section 1.8 *Tax Adjustment* of the Supplemental Lease Requirements to GS-05B-18362, this lease is subject to annual tax adjustments. The Government percentage of occupancy is established as 1.08 percent based on 1,265 RSF and 117,102 total building square footage. The tax base is estimated at \$1,697.00 per year based on \$1.34/RSF and 1,265 RSF. The annual tax statement will be submitted within 60 calendar days from payment to establish the base year taxes.
7. Payee address confirmed from 3518 as:
Northfield Plaza Associates, LLC
5700 Crooks Road, Suite 400
Troy, MI 48098-2825
Lessor Tax ID number: [REDACTED]
DUNS Number: 621796556
8. As part of the shell rent, the lessor will install building standard carpet throughout the premises and paint the walls throughout the premises. The labor and costs to move furniture and fixtures and replace them after painting are included in shell rent.
9. All other terms and conditions of the lease shall remain in force and effect.

END OF SLA NO. 1

Lessor: [Signature] Government: [Signature]