GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AUREEMENT

4-1-10

DATE

TO LEASE NO GS-05B-18415

A VINE SS OF HERMAN

4 July Ball, Win Royal, (Soite 1901) ake thing, Melyens, 48 con Med

THIS AGREEMENT, made and emered into this date by and between S & J Properties of Orion

whose authorized representative is.

Steven Mazzetti, Manageing Partner

whose address is

1814 S, Lapeer Road Lake Orion, ML - 48360-1445

hereinafter called that Lesson, and the UNITED STATES OF AMERICA, hereinafter called the Government

WHEREAS, the parties hereto desire to amend the above Lease and establish the term of the lease

NOW THEREFORE, these parties for the consideration hereinsfier mentioned covernant and agree that the said Lease is amended, effective April 1,

Supplemental Lease Agreement (SLA) No. 1 is hereby issued to establish the actual effective date of continuation of payment on our existing space: Accordingly Paragraph 1, of the Lease is hereby deleted in entirely and replaced with the following

The Leasor hereby leases to the Government the following described privileges, consisting of two blocks of specie

2.255 ANSI/BOMA office usable area square feet (2.59) rentable square feet) of contiguous first floor office space. BLOCK A along with beenly (20) on-site reserved parking spaces, all located at, 4405 Baldwin Road, Orion, MI 48359 -2164, to be used for such purposes as determined by the General Services Administration. (This is "BUOCK A" the existing

rname)

The rent for "BLOCK A"space will commence on April 1, 2010 for the total rent of \$23.80/rsf or \$61,732.33 or \$5,144.06 per month. Within this rent as \$16,225 18 per year of \$8,2573/rsf of operating expenses. Also included in the lotal rank is real extake tax stubilized base of \$5,782,34 or 31 74/rsf

Upon full completion, and acceptance by the Covernment, (such date which is restinated to be Jirly 1, 2010) the following space is added to the lease:

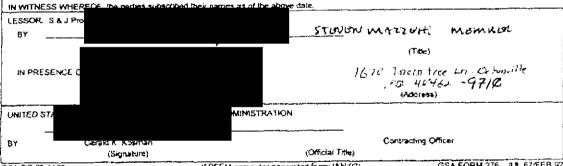
BLOCK B

635 ANSUBOMA office usuble area square feet (700 rentable square feet), making the total space 2,690 usf (3,323 rsf) at \$107,101,08 or \$23,79/ms*. Within this rent is \$16,225.16 per year or \$5,2573/mst of operating expenses. Also included in the total rent is real estate tax stabilized base of \$7,078.69 or \$2,73/mst. At this time there is no amortization included, such amortization amount to be determined with SLA 2 under the terms outlined in LMI18415.

This future "BLOCK 8"space will commence upon full acceptance by The Government, and will be documented by a future SLA #2

Accordingly Paragraph 2, of the Lease is hereby defeted in embrery and replaced with the following: 2. TO HAVE AND TO HOLD the said premises with their appurances for the term beginning on April 1, 2010 through March 31 2018, subject to termination and renewal rights as may be terminated set tooth. The effective start and end dates of the firm term will be edjusted upon full acceptance and completion of the space by the Government. This lease will remain a five years firm lease

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



GSA DC 68-1175

(5PEEM computer prinerated form: JAN 92)

GSA FORM 276 ALL 67/FEB 92