

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1

DATE

4-1-10

TO LEASE NO.  
GS-05B-18415

ADDRESS OF PREMISES

4405 Baldwin Road, Suite 100  
Lake Orion, Michigan 48360-1164

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

whose authorized representative is Steven Mazzetti, Managing Partner  
whose address is 1814 S. Lapeer Road  
Lake Orion, MI 48360-1445

hereinafter called the Lessor, 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 hereinafter mentioned covenant and agree that the said Lease is amended, effective April 1, 2010 as follows:

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

1. The Lessor hereby leases to the Government the following described premises, consisting of two blocks of space:

**BLOCK A** 2,255 ANSUBOMA office usable area square feet (2,593 rentable square feet) of contiguous first floor office space, along with twenty (20) on-site reserved parking spaces, all located at, 4405 Baldwin Road, Orion, MI 48369-2164, to be used for such purposes as determined by the General Services Administration. (This is "BLOCK A" the existing space.)

The rent for "BLOCK A" space will commence on April 1, 2010 for the total rent of \$23,801/rsf or \$61,732.33 or \$5,144.36 per month. Within this rent is \$16,225.18 per year or \$6,2573/rsf of operating expenses. Also included in the total rent is real estate tax stabilized base of \$5,782.34 or \$1,74/rsf.

Upon full completion and acceptance by the Government, (such date which is estimated to be July 1, 2010) the following space is added to the lease:

**BLOCK B** 635 ANSUBOMA office usable area square feet (700 rentable square feet) making the total space 2,890 usf (3,323 rsf) at \$107,101.08 or \$23,79/rsf. Within this rent is \$16,225.18 per year or \$6,2573/rsf of operating expenses. Also included in the total rent is real estate tax stabilized base of \$7,078.82 or \$2,73/rsf. 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 B" 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 deleted in entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 1, 2010 through March 31, 2018, subject to termination and renewal rights as may be hereinafter set forth. The effective start and end dates of the firm term will be adjusted 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 remain in force and effect.

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

LESSOR: S & J Properties

BY

STEVEN MAZZETTI MEMBER

(Title)

IN PRESENCE OF

1670 Inorn Tree Ln. Ortonville  
MO 64462-9710  
(Address)

UNITED STATES OF AMERICA

ADMINISTRATION

BY

CERIL K. KOSMAN  
(Signature)

(Official Title)

Contracting Officer