

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-05B-18586	DATE 3/7/11	PAGE 1 of 2
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ADDRESS OF PREMISES
60 EAST GRAND AVENUE, HIGHLAND PARK, MI 48203-3102

THIS AGREEMENT, made and entered into this date by and between **GRANDE INVESTMENT COMPANY LLC**

whose address is 6020 W MAPLE RD STE 503
WEST BLOOMFIELD, MI 48322-4409

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to issue the Notice to Proceed for Tenant Improvements, add tenant improvements to the lease rental rate, and recalculate the Broker Commission and Commission Credit.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective May 1, 2011, as follows:

I. This Supplemental Lease Agreement is issued as a Notice to Proceed for Tenant Improvements in the amount of \$109,251.52. Upon completion, inspection, and acceptance of the space, the Tenant Improvements shall be amortized into the remaining firm term of the lease at the annual rate of 7%.

II. Paragraph 3 of the Standard Form 2 shall be replaced in its entirety with the following:

"3. The Government shall pay the Lessor annual rent of **\$342,495.00** [\$235,906.91 for Shell (excl. Taxes), \$11,008.09 for Taxes, and \$95,580.00 for Operating Expenses] or monthly rent of **\$28,541.25** in arrears until the Tenant Improvements (TI's) are completed (estimated at six months). Upon acceptance of the TI's, the rent shall be adjusted to amortize these costs at 7% over the remaining 30 months of the lease's firm term.

At the beginning of the seventh month (May 1, 2011), the Government shall pay the Lessor annual rent of **\$390,257.88** [\$235,906.91 for Shell (excl. Taxes), \$11,008.09 for Taxes, \$47,762.88 for Tenant Improvements, and \$95,580.00 for Operating Expenses] or monthly rent of **\$32,521.49** in arrears.

At the beginning of year four (4) the full term shell rent shall adjust to an annual rent of **\$342,495.00** [\$235,906.91 for Shell (excl. Taxes), \$11,008.09 for Taxes, and \$95,580.00 for Operating Expenses] or monthly rent of **\$28,541.25** in arrears and the rate shall continue through year five (5). Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

(Continued on Page 2)

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: GRANDE INVESTMENT COMPANY LLC

SIGNATURE	[Redacted Signature]	NAME OF SIGNER Ronald A. Schwartz, Manager
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ADDRESS
6020 W MAPLE RD STE 503, WEST BLOOMFIELD, MI 48322-4409

IN PRESENCE OF

SIGNATURE	[Redacted Signature]	NAME OF SIGNER Shelley H. KASH
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ADDRESS

UNITED STATES OF AMERICA

SIGNATURE	[Redacted Signature]	NAME OF SIGNER Melissa McKenna OFFICIAL TITLE OF SIGNER Lease Contracting Officer
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GRANDE INVESTMENT COMPANY LLC
6020 W MAPLE RD STE 503
WEST BLOOMFIELD, MI 48322-4409

III. Paragraph 3 of the Standard Form 2 shall be replaced in its entirety with the following:

*25. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the modified aggregate firm term value of this lease valued at [REDACTED]. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with SFO Paragraph 2.2 "Broker Commission and Commission Credit", the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction. The Commission Credit is [REDACTED] and shall be credited in three equal amounts of [REDACTED] over the first three monthly rent payments. Notwithstanding Paragraph 3 of this Standard Form 2, the Firm Term Rental payments shall be reduced to fully re-capture this Commission Credit. The reduction shall commence with the first month and continue as indicated as follows:

First Month's Rental Payment shall be \$20,895.30 (the monthly payment of [REDACTED] minus commission rent credit of [REDACTED]).

Second Month's Rental Payment shall be \$20,895.30 (the monthly payment of [REDACTED] minus commission rent credit of [REDACTED]).

Third Month's Rental Payment shall be \$20,895.30 (the monthly payment of [REDACTED] minus commission rent credit of [REDACTED]).

IV. All other terms and conditions remain in full force and effect.

INITIALS: [Signature] LESSOR
[Signature] GOVT