

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-05B-18586	DATE 11/23/11	PAGE 1 of 3
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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 increase the amortized tenant improvements and recalculate the effected Broker Commission and Commission Credits in the rental rate.

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

I. This Supplemental Lease Agreement is issued to add additional amortized Tenant Improvements (TI) to the month 7 ending balance of \$ 105,908.58. An increase of \$ 4,896.02 for a total month 8 beginning balance of \$ 110,804.60. The original amortized TI amount was \$ 109,251.52, and has since been reduced by a single first amortization period payment in month 7 of this lease term. A total payment of \$ 3,980.24 yielded a principle reduction of \$ 3,342.94 thus reducing the principle balance by that amount. The revised net Tenant Improvement amount of \$ 110,804.60 (\$105,908.58 + \$4,896.02) shall be amortized at the annual rate of 7% over the remaining firm term (or 29 months) of the Lease beginning with the eighth month or June 2011.

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

Months 1-6 (11/1/10 – 4/30/11)

For months 1 – 6, the Government has paid the Lessor an annual rent amount of \$ 342,495.00. Included in the annual rent amount was \$ 235,906.91 (Shell only), \$ 11,008.09 (RE Taxes), and \$ 95,580.00 (Operating Expenses). Annual rent for months 1-6 were as follows:

	Months 1-6			
	Annual	Monthly	Rate/RSF	Rate/USF
Shell:	235,906.92	19,658.91	17.47	19.18
RE Tax:	11,008.08	917.34	0.82	0.89
OPEX:	95,580.00	7,965.00	7.08	7.77
Total:	342,495.00	28,541.25	25.37	27.84

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

LESSOR: GRANDE INVESTMENT COMPANY LLC

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

	NAME OF SIGNER Merle S. Schwartz
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6020 W. Maple Road, Suite 503, West Bloomfield, MI 48322

UNITED STATES OF AMERICA

	NAME OF SIGNER Melissa McKenna OFFICIAL TITLE OF SIGNER Lease Contracting Officer
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Month 7 (May 1, 2011)

For month 7, the Government has paid the Lessor an annual rent amount of \$ 342,495.00 (\$ 32,521.49 Monthly). Additionally for month 7, the Government has paid the Lessor an Annual TI Rent amount of \$ 47,762.89 (\$ 3,980.24 Monthly), for a total annual rent of \$ 390,257.89 (\$ 32,521.49 Monthly). The total amortized TI amount in month 7 was \$ 109,251.52, TI's were amortized over a 30 month term at a rate of 7.00%. The month 7 Tenant Improvement payment amount of \$3,980.24 consisted of a principle payment amount of \$ 3,342.94 and an interest amount of \$637.30. The principle portion of month 7 TI payment reduced the Amortized TI Balance from \$ 109,251.52 to \$ 105,908.58. Month 7 annual rent consisted of the following:

Month 7				
	Annual	Monthly	Rate/RSF	Rate/USF
Shell:	235,906.92	19,658.91	17.47	19.18
RE Tax:	11,008.08	917.34	0.82	0.89
OPEX:	95,580.00	7,965.00	7.08	7.77
TI's:	47,762.89	3,980.24	3.54	3.88
Total:	390,257.89	32,521.49	28.91	31.73

Months 8 – 36 (6/1/11 – 10/31/13)

For months 8 – 36 the Amortized TI balance of \$ 105,908.58 will be increased by \$ 4,896.02. The new amortized TI balance of \$ 110,804.60 will be amortized over a 29 month term (the remainder of the lease firm term) at a rate 7.00%. The annual rent for amortized TI's for months 8—36 will be \$ 49,970.88 (\$ 4,164.24 Monthly), bringing the total annual gross rent to \$ 392,465.88 (\$ 32,705.49 Monthly). The new annual rent consists of the following:

Months 8-36				
	Annual	Monthly	Rate/RSF	Rate/USF
Shell:	235,906.92	19,658.91	17.47	19.18
RE Tax:	11,008.08	917.34	0.82	0.89
OPEX:	95,580.00	7,965.00	7.08	7.77
TI's:	49,970.88	4,164.24	3.70	4.06
Total:	392,465.88	32,705.49	29.07	31.91

Months 37 – 60 (11/1/13 – 10/31/15)


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.

Months 37 - 60				
	Annual	Monthly	Rate/RSF	Rate/USF
Shell:	235,906.92	19,658.91	17.47	19.18
RE Tax:	11,008.08	917.34	0.82	0.89
OPEX:	95,580.00	7,965.00	7.08	7.77
Total:	342,495.00	28,541.25	25.37	27.85

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

GRANDE INVESTMENT COMPANY LLC
 6020 W MAPLE RD STE 503
 WEST BLOOMFIELD, MI 48322-4409

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INITIALS:  LESSOR
 GOVT

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]. To date, the Government has already received rent commission credits totaling [REDACTED]. With the Additional Tenant Improvement increase, the difference is therefore [REDACTED], for which the Government shall take a one-time commission credit of [REDACTED] which shall be taken as follows:

The eighth month or June 2011's rent payment shall be \$32,598.77 (the new monthly payment of [REDACTED] less the one time commission credit of [REDACTED])."

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

INITIALS:  LESSOR
GOV'T