

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1  
PS 0023654

DATE June 14, 2012  
[Signature]

TO LEASE NO.  
GS-05B-18691

ADDRESS OF PREMISES  
300 River Place, Suite 2900  
Detroit, MI 48207-4291

THIS AGREEMENT, made and entered into this date by and between  
THE STROH COMPANIES, INC.  
whose address is: 300 River Place  
Detroit, MI 48207-4291

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

WHEREAS, the parties hereto desire to amend the above Lease dated January 9, 2012,

WHEREAS, the parties desire to establish the Tenant Improvements to be installed by the Lessor and, upon completion of the Tenant Improvements by the Lessor, to be paid by Government to the Lessor in a lump sum amount,

NOW THEREFORE, the parties, for the consideration hereinafter mentioned, covenant and agree that the said Lease is amended effective the date above written by the addition of the following paragraph:

"Subject to Section 3.2, subpart A. of the SFO, TENANT IMPROVEMENTS PRICING REQUIREMENTS (Aug 2008), the Government has determined that the Tenant Improvement Costs are fair and reasonable. A Notice to Proceed in the amount of \$2,286,517.00 was issued to the Lessor on May 31, 2012 that included the Lessor's Tenant Improvement Cost plus Change Orders 1-3. Upon acceptance of the space and acceptance and completion of the Tenant Improvements, the Government shall pay a Lump Sum of \$1,097,414.00 for the Tenant Improvement Cost in excess of the Tenant Improvements Allowance in a one time lump sum payment, (detailed immediately below):

Total Tenant Improvements	\$2,286,517.00
Tenant Improvement Allowance per Lease	<u>1,189,103.00</u>
Lump Sum Payment	\$ 1,097,414.00

After acceptance of the space by the Government and approval from the Contacting Officer, the Lessor must submit its invoice directly to: GSA, Greater Southwest Finance Center (7PCP), PO Box 17181, Fort Worth, TX 76102 or to the GSA Finance Website at [www.Finance.gsa.gov](http://www.Finance.gsa.gov). The invoice must include the PS number on the invoice."

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All other terms and conditions of the Lease shall remain in full force and effect.

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

President - CEO  
(Title)

300 River Place, Detroit, Mi 48207  
(Address)

GENERAL SERVICES ADMINISTRATION

Contracting Officer  
(Official Title)