

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-05B-17814**

ADDRESS OF PREMISES

SteinMart Plaza
25089 Center Ridge Road
Westlake, OH 44145-4114

THIS AGREEMENT, made and entered into this date by and between
WESTLAKE HOME IMPROVEMENTS ASSOCIATES, LTD

whose address is

6779 WINDWARD HILLS DRIVE
BRECKSVILLE, OH 44141-2469

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

1. This Lease Amendment No. 2 is your Notice to Proceed to furnish and install tenant improvements as required and outlined in SFO No. GS-05B-17814. The total cost for the tenant improvements is \$553,684.15, including \$54,712.15 for approved change orders. Approved change orders and prices are:

- Add six (6) Skylights in the locations as shown on the plans: [REDACTED]
- Indirect Lighting: [REDACTED]
- IT Cabling: [REDACTED]
- Electrical revisions (5-8-2012): [REDACTED]
- Add water closet: [REDACTED]
- A/E Fees: [REDACTED]
- **Total cost of approved change orders included in the tenant improvements: \$54,712.15**

Continued on page 2

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

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

FOR

FOR THE GOVERNMENT:

Signature: [REDACTED]

Signature: [REDACTED]

Name: ISABELLA SANDS

Name: Reggie J. Clarke

Title: CO-MANAGING PARTNER

Title: Lease Contracting Officer

Entity Name: WESTLAKE HOME IMPROVEMENTS ASSOCIATES, LTD

GSA, Public Buildings Service

Date: 8-15-2012

Date: 8/22/12

WITNESSES

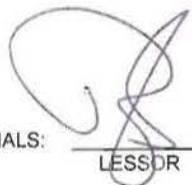

Signature: [REDACTED]

Name: EVAN SANDS

Title: WITNESS

Date: 8-15-2012

2. The Lessor and the Government acknowledge the total Tenant Improvement Allowance available for the project is \$677,627.28 and has been amortized into the rent at 7.5% for 60 months. In accordance with Section 3.3 TENANT IMPROVEMENT RENTAL ADJUSTMENT (AUG 2008), in the event the total allowance is not utilized, the Government may return to the Lessor any unused portion of the Tenant Improvement Allowance. A final accounting of the Tenant Improvement Allowance shall be reconciled in a subsequent Lease Amendment to commence the Lease.

INITIALS:  & 
LESSOR & GOVT