

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 3

DATE

6-3-11

TO LEASE NO  
GS-05B-17910

ADDRESS OF PREMISES

401 W North Street, Lima , OH 45801-4256

THIS AGREEMENT, made and entered into this date by and between

whose address is BELLMAN PROPERTIES, LLC  
833 N Agner Street  
PO Box 259  
Ottawa, OH. 45875-1528

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective as of the date of this Supplemental Agreement 2 , as follows:

This Supplemental Lease Agreement (SLA) No. 3 is issued to revise the amount cited in SLA #2 of this lease and amend the tenant improvement amount, under allowance, that will be amortised into the rent over the initial 60 months. It also makes adjustments due to the addition of Block F consisting of the 2,763 rsf (3,372 rsf) currently housing [REDACTED] that will become a part of this lease. The following Paragraphs 1,2,3,13 and 14 are changed in their intirety as follows.

1. The Lessor hereby leases to the Government the following described premises:  
25,920 rentable square feet (RSF) yielding 21,241 ANSI/ BOMA Office Area usable square feet (USF) of office space, in a two story, multi-tenant building, along with seventy (70) on-site surface parking spaces, located at 401 W North Street, Lima OH 45801 as indicated on the attached exhibits to this lease, to be used for such purposes as determined by the General Services Administration.

Six blocks of space make up this lease as follows:

	USE	RSF
Block A: [REDACTED] (b)(6)	8,486	10,355
Block B: [REDACTED] (b)(6)	4,648	5,672
Block C: [REDACTED] (b)(6)	3,101	3,784
Block D: [REDACTED] (b)(6)	2,555	3,118
Block E: [REDACTED]	853	1,041
Block F: J. USE	1,598	1,950
Total:	21,241	25,920

This is a fully serviced lease, which includes tenant improvements, real estate taxes, operating costs and parking, as specified in SFO GS-05B-17910 which is attached to and made a part of this lease.

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

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

LESSOR

BY

IN PRESENCE OF

MIRAMBAIL  
(NAME)

P.O. Box 225, Ottawa, Ohio 45875  
(ADDRESS)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Contracting Officer  
(OFFICIAL TITLE)

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10 ) years, five (5) years firm, beginning January 1, 2011 and ending December 31, 2020 .

3. The Government shall pay the Lessor annual rent of \$432,042.00 (\$20.34/usf, \$16.67/rsf) at the rate of \$36,003.50 per month in arrears for years 1-5. Rent consists of \$30,867.92 per month for shell/base rent, operating expenses, real estate taxes and parking, and \$5,135.58 per month for \$256,292.83 of Tenant Improvements, amortized over 60 months at an annual interest rate of 7.5%. Beginning with the sixth year, the tenant improvement payment will not be included in the total rent paid. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

BELLMAN PROPERTIES, LLC  
833 N Agner St.  
PO Box 259  
Ottawa, OH 45875-1528

13 The rent is subject to annual operating cost adjustments in accordance with Section 3, Paragraph 3.7 OPERATING COSTS (SEP 2000) (A through E) of Solicitation for Offers No. GS-05B-17910 within this lease. It is understood and agreed that for operating cost adjustment purposes, the first year's operating cost base will be \$143,589.00, which is \$6.76 per usable square foot (\$5.54 per rentable square foot).

14 It is understood and agreed that for real estate tax adjustment purposes, in accordance with Section 3.5 TAX ADJUSTMENT (SEP 2000) (A through G) of Solicitation for Offers No. GS-05B-17910 within this lease, This lease represents occupancy of 89% of the net usable square foot area of the building. The tax portion of the original shell rent will not be used as the actual tax used for future adjustments.

INITIALS  &   
LESSOR GOVERNMENT