

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 4

DATE  
7-28-11

TO LEASE NO: GS-05B-17910

ADDRESS OF PREMISES 401 West North Street, Lima Ohio 45801-4256

THIS AGREEMENT, made and entered into this date by and between BELLMAN PROPERTIES, LLC

whose address is 833 N. Agner Street  
P.O. Box 259  
Ottawa, OH 45875-1528

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 1, 2011.

Supplemental Lease Agreement (SLA) Number 4 is issued to increase the annual rent by \$5,028.00 for a period of 52 months. This rent increase amortizes the amount of \$18,625.00 at 7.35% interest for new paint and carpet in [REDACTED] space provided by the Lessor.

Paragraph 3 is changed in its entirety as follows:

3. The Government shall pay the Lessor annual rent of \$437,070.00 (\$20.58 usf/\$16.86 rsf) at the rate of \$36,422.50 per month in arrears until 12/31/2015. Rent consists of \$30,867.92 per month for shell/base rent, operating expenses, real estate taxes and parking and \$5,554.58 per month for combined tenant improvements. \$256,292.83 amortized over 60 months at 7.5% interest and \$18,625 amortized over 52 months at 7.35% interest. Beginning the sixth year, 1/1/2016, the tenant improvement payment will not be included in the total rent paid. Rent checks shall be made payable to:

BELLMAN PROPERTIES, LLC  
833 N. Agner Street  
P.O. Box 259  
Ottawa, OH 45875-1528

All other terms and conditions remain the same.

[REDACTED] described there names as of the above date.

[REDACTED]  
MEMBER  
(Title)

[REDACTED]  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY JIM SHARP  
(Signature)

CONTRACTING OFFICER  
(Title)