

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 4

DATE
3/28/2012

TO LEASE NO
GS-05B-17945

ADDRESS OF PREMISES

The 500 Building
500 South Front Street
Columbus, Ohio 43215-7619

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

whose address is 500 South Front Street Limited Partnership
495 South High Street
Suite 10
Columbus, Ohio 43215

WHEREAS, the parties hereto desire to amend the above Lease to correct the square footage and replace the floor plan exhibits.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective December 3, 2010, as follows:

Therefore, the following 6 items commemorate the changes:

Item #1 Paragraph 1 is hereby deleted in its entirety and replaced with the following:

"1. The Lessor hereby leases to the Government the following described premises:

A. A total of approximately 17,372 rentable square feet (RSF) consisting of 15,106 ANSI/BOMA Office Area square feet (USF) of space, approximately 7,541 USF located on the sixth (6th) floor and 7,565 USF located on the seventh (7th) floor of The 500 Building, 500 South Front Street, Columbus, Ohio 43215 as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.

B. Thirty-nine (39) on-site structured, reserved and secured parking spaces are included in the rent.

C. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.150004%.

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 : 500 SOUTH FRONT STREET LIMITED PARTNERSHIP

BY

IN

BY: 500 Partners LLC, Its General Partner
BY: EA Kohler, Its Manager

Vice President

(Title)

495 S. High St., Ste. 10, Columbus OH
43215

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

3/28/12

Contracting Officer

(Official Title)

Item #2 Paragraph 3 is hereby deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent per the following schedule:

12/3/10 – 8/31/11	\$501,090.07/year	\$41,757.51/month
9/1/11 – 8/31/15	\$570,578.07/year	\$47,548.17/month
9/1/15 – 12/2/15	\$622,694.07/year	\$51,891.17/month
12/3/15 – 8/31/20	\$481,756.13/year	\$40,146.34/month

Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

500 South Front Limited Partnership
 c/o Eclipse Real Estate Group
 495 South High Street
 Suite 10
 Columbus, Ohio 43215-5689"

Item #3 Paragraph 11 is hereby deleted in its entirety and replaced with the following:

"11. For the purpose of computing Operating Cost adjustments in accordance with Paragraph 3.7 of the SFO, the base cost of services in accordance with Paragraph 3.8 is \$79,537.00 per annum for 17,372 rentable square feet. If necessary, the lease shall be amended by supplemental lease agreement after the actual field measurement to establish the square footage and rental in compliance with the terms of the lease."

Item #4 Paragraph 12 is hereby deleted in its entirety and replaced with the following:

"12. The lease is subject to real estate tax adjustment. For tax adjustment in accordance with terms of Paragraph 3.5 of the SFO, the Government's percentage of occupancy is 11.74%. The Property Tax Identification Numbers associated with this lease are [REDACTED]."

Item #5 Paragraph 16 is hereby deleted in its entirety and replaced with the following:

"16. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$565,788.00 are amortized through the rent from December 3, 2010 thru December 2, 2015 at the rate of 9.00%. Therefore, the amortized tenant build out costs are \$140,937.94 per annum or \$8.11 per rentable square foot and is included in the above stated rent."

Item #6 Exhibit A - Floor Plans is hereby deleted and replaced with the attached.

Lessor hu 3.21.12 (initials & date)
 Government JWD 3/28/12 (initials & date)