

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 2/16/11
	TO LEASE NO. GS-05B-18020	

ADDRESS OF PREMISES Grandview Corporate Center
 1160 Dublin Road, Suite 300
 Columbus, OH

This agreement, made and entered into this date by and between

River Road Land Company, Ltd
 330 West Spring Street, Suite 500
 Columbus, OH 43215

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

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended, effective February 1st, 2011, as follows: Supplemental Lease Agreement No. 1 is issued to document the date of beneficial occupancy and to commence rent prior to completion of the tenant improvements. All other terms and conditions remain the same.

I. Section 2 of Lease GS-05B-18020 is hereby replaced with the following:

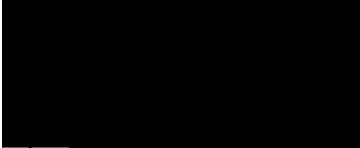
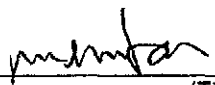
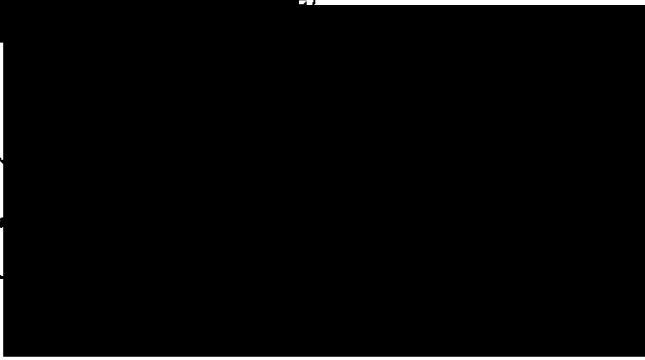
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning February 1st, 2011 and continuing for a term through January 31st, 2021 subject to termination rights stated within.'

II. Rent for the period beginning February 1st, 2011 up until completion and acceptance of the tenant improvements will not include an amount for Tenant Improvement amortization or Building Specific Security amortization. Upon completion and acceptance of the tenant improvements, the final Tenant Improvement and Building Specific Security amounts of the rental rate and commission credit will be documented in a Supplemental Lease Agreement in accordance with SFO GS-05B-18020. Beginning February 1st, 2011 the rent will be \$127,037.25 which equates to \$10,586.44 a month in arrears.

III. With regard to lease Paragraph 4.2 *Tax Adjustments* and Paragraph 4.3 *Operating Costs*, beneficial occupancy for lease GS-05B-18020 is hereby established as February 1st, 2011.

CONTINUED ON PAGE 2 AND ATTACHED HERETO

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

 _____ Company, Ltd	 _____ (Title)
	W. Spring St. #500, Colb, Ohio _____ (Address) 43215
	Contracting Officer _____ (Official Title)

IV. Section 3 of Lease GS-05B-18020 is hereby replaced with the following:

3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

Term Years	Shell Per RSF	Base Operating Cost Per RSF	Rate Per RSF	Annual Rent	Monthly Rent Payable in Arrears
1	\$15.23	\$4.42	\$19.65	\$127,037.25	\$10,586.44
2	\$15.49	\$4.42	\$19.91	\$128,718.15	\$10,726.51
3	\$15.74	\$4.42	\$20.16	\$130,334.40	\$10,861.20
4	\$15.99	\$4.42	\$20.41	\$131,950.65	\$10,995.89
5	\$16.24	\$4.42	\$20.66	\$133,566.90	\$11,130.58
6	\$16.50	\$4.42	\$20.92	\$135,247.80	\$11,270.65
7	\$16.75	\$4.42	\$21.17	\$136,864.05	\$11,405.34
8	\$17.00	\$4.42	\$21.42	\$138,480.30	\$11,540.02
9	\$17.25	\$4.42	\$21.67	\$140,096.55	\$11,674.71
10	\$17.51	\$4.42	\$21.93	\$141,777.45	\$11,814.79

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree that this shall be a full service lease agreement in accordance with SFO GS-05B-18020. Rent for a lesser period shall be prorated. Rent payments shall be made payable to:

River Road Land Company, Ltd
330 West Spring Street
Suite 500
Columbus, OH 43215

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

END OF SLA No. 2

INITIALS
GOVT LESSOR

