

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 4

DATE

4-5-11

TO LEASE NO.  
GS-05B-18175

ADDRESS OF PREMISES 221 West 5<sup>th</sup> Street  
Lorain, OH. 44052-1609

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

Michael Downing Realty LLC  
whose address is 4299 Cranwood Parkway  
Cleveland, OH 44128-4087

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

WHEREAS, the parties hereto desire to amend the above Lease to change the number of parking spaces on site and to document the effective and expiration dates of the lease.

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

10,389 BOMA usable square feet (11,607 rentable) of ground floor office space, in a single story building, located at 221 West 5th Street, Lorain, Ohio 44052-1609 to be used for such purposes as determined by the General Services Administration.

This is a fully serviced lease, which includes tenant improvements, real estate taxes, operating costs and parking, as specified in SFO GS-05B-18175, which is attached to, and is part of this lease.

Forty Five(45) surface parking spaces are available, on site, to the Government, its visitors and employees, at no additional cost, as indicated on the attached Site Plan exhibit to the lease. All space to be used for such purposes as determined by the General Services Administration.

4. The term of this lease shall be for thirteen (13) years, ten (10) years firm effective April 1, 2011 and expiring March 31, 2024 . The Government shall have the option to terminate this lease at any time after March 31, 2021 with not less than sixty (60) days written cancellation notice to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

(A) All services, utilities and maintenance (including janitorial) of the building and grounds as provided in the Solicitation of Offers GS-05B-18013 and attachments hereto.

(B) The Lessor shall satisfy all responsibilities and obligations as defined in the Solicitation for Offers No. GS-05B-18175 including the attachments to the lease referenced in Paragraph 7 below, including but not limited to, providing 45 on-site parking spaces.

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

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

LESSOR

BY

IN PRESENCE OF

(Signature)

President

(Title)

4299 Cranwood Pkwy, Warrensville Hts., OH

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

Lease Contracting Officer

(Official Title)