

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LOH18331	DATE 08/01/2010	PAGE 1 of 2
ADDRESS OF PREMISES 1090 West South Boundary, Perrysburg, OH 43551-5234			

THIS AGREEMENT, made and entered into this date by and between: Schwerkoske Family, LLC, whose address is 2927 McCord Road, Suite 200, Toledo, OH 43615-1752

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

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 01, 2010, as follows: Supplemental Lease Agreement No.1 is issued to amend the original Lease Agreement to establish the occupancy date and establish the monthly/annual rental rate. All other terms and conditions shall remain the same.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 01, 2010 as follows:

Paragraph 1 is hereby amended to establish the rentable and useable square footage:

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

1,523 rentable square feet of office space which yields 1,523 ANSI BOMA office area square feet. The leased property is located at 1090 West South Boundary Street, Perrysburg, OH 43551-5234. Such real property described herein shall be hereinafter collectively referred to as the "Leased Premises."

Parking for eight (8) reserved spaces shall be included in the rent and available to the Government at no additional cost.

Said premises to be used for such purposes as determined by the General Services Administration.

Paragraph 2 is hereby amended to establish the effective occupancy date as follows:

2. To have and to hold the said premises with their appurtenances will be leased for a term of ten (10) years, five (5) years firm for the term beginning August 01, 2010 and continuing through July 31, 2020, subject to any renewal rights that may be hereinafter set forth.

The Government may terminate Lease No. LOH18331 after July 31, 2015, which is the firm term of five (5) years on ninety (90) days written notice to the Lessor. Said notice shall be computed with the day after the post-marked mailing date.

Paragraph 3 is hereby amended to establish the effective rent rate as follows:

3. The Government shall pay the Lessor rent as follows:



Years 1-5	RSF Rate	USF Rate	Annual Rate	Monthly Rate
Shell rent (excl. taxes)	\$ 12,780	\$ 12,780	\$ 19,463,940	\$ 1,621,995
T.I.s	\$ 6,821	\$ 6,821	\$ 10,388,970	\$ 865,748
Current Taxes	\$ 1,981	\$ 1,981	\$ 3,017,063	\$ 251,422
Parking Total	\$ -	\$ -	\$ -	\$ -
Operating Costs	\$ 6,440	\$ 6,440	\$ 9,808,120	\$ 817,343
Full Service Rent	\$ 28,022	\$ 28,022	\$ 42,678,093	\$ 3,556,508
Years 6-10				
Shell rent (excl. taxes)	\$ 12,500	\$ 12,500	\$ 19,037,500	\$ 1,586,458
T.I.s	\$ -	\$ -	\$ -	\$ -
Current Taxes	\$ 2,170	\$ 2,170	\$ 3,304,910	\$ 275,409
Parking Total	\$ -	\$ -	\$ -	\$ -
Operating Costs	\$ 6,440	\$ 6,440	\$ 9,808,120	\$ 817,343
Full Service Rent	\$ 21,110	\$ 21,110	\$ 32,150,530	\$ 2,679,211

Rent and Operating Cost passthroughs for a lesser period shall be prorated. CPI and tax escalations shall continue throughout the term of the lease. Rent checks shall be made payable to: Schwerkoske Family, LLC, 2927 McCord Road, Suite 200, Toledo, OH 43615-1752.

Paragraph 6(A)(i) is hereby amended to establish the rental consideration owed by the Lessor as follows:

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

(A)(i) Tenant Improvement shall be all alterations for the Government demised area from existing conditions of the leased space. The Agreed upon Tenant Allowance amount is \$43,205.38, or \$28.3636 per ANSI BOMA (Usable) square foot. Such alterations shall be described and identified in the drawings used to construct the Government demised area, as stated in SFO No. LOH18331.

INITIALS:  & 
LESSOR & GOVT

Paragraph 17 is hereby amended to establish the Tenant Improvement amount as follows:

17. The tenant build out will conform to the specifications in the Lease and all attachments, and are to be provided by the Lessor as part of the total rental payment. In accordance with the Lease, the Government-issued Notice to Proceed for construction and Change Orders 1 and 2, the Lessor has provided \$43,205.38 toward the cost of the Tenant Improvements. The tenant build out cost of \$43,205.38 (based on actual Tenant Improvement costs) is amortized for a period of 5 years at 7.5%. Therefore, the amortized tenant build out costs are \$10,388.97 per annum or \$6.82 per rentable square foot. Pursuant to Paragraph 3.3 of the SFO, in the event that the actual Tenant Improvement Cost is less than the amount allowed for by the Tenant Improvement Allowance, or \$53,411.61, the Lessor agrees to refund such difference in the form of reduction of base rent using a 7.5% amortization rate. The refund will be a credit of the rent equally spread out throughout the firm lease term (5 years). In the event that the Tenant Improvement Cost is greater than the amount provided above, Lessor agrees to amortize the additional cost at 7.5% throughout the firm lease term, or the Government may choose to pay lump sum for any part of the Tenant Improvement Cost. The Government and Lessor must agree on any additional Tenant Improvement Cost through a Supplemental Lease Agreement.

Paragraph 28 is hereby amended to establish the Tenant Improvement amount as follows:

28. Commission credits will be applied to the shell rent of the lease and rental payments shall be reduced by that amount in the first months of the lease term until all credits have been applied. The reduction of rent will not apply to any Operating Costs or Tenant Improvements that are included in the gross rental rate. Rental payments for Operating Costs and Tenant Improvements will be paid in accordance with the terms and conditions of the lease at commencement. Commission payment and the commission credit have been negotiated by Jones Lang LaSalle, representing GSA. Commissions to Jones Lang LaSalle for this lease are negotiated at [redacted] of the aggregate lease value over the total firm term of the lease for an adjusted total dollar value of [redacted]. It is the agreement between the government, landlord, and Jones Lang LaSalle that [redacted] of the total commissions (equaling [redacted]) negotiated for this lease will be applied to the shell rent and was evaluated in the Present Value Analysis prior to the award of the lease. Lessor has already paid the first [redacted] of the commission, or [redacted] to Jones Lang LaSalle on April 13, 2010, and will pay the adjusted, remaining commission amount, or [redacted] to Jones Lang LaSalle. After occupancy, no additional commissions are to be paid to Jones Lang LaSalle for this leasing transaction other than those identified in this Supplemental Lease Agreement. Schedule for the government's commission credit, via rental reduction is as follows:

Rent Period	Scheduled Monthly Rent	Scheduled Monthly Shell Rent	Commission Credit To be applied	Adjusted Monthly Rent Payment
Month 1	\$3,556.508	\$1,621.995	[redacted]	[redacted]
Month 2	\$3,556.508	\$1,621.995	[redacted]	[redacted]
Month 3	\$3,556.508	\$1,621.995	[redacted]	[redacted]
Month 4-60	\$3,556.508	\$1,621.995	[redacted] (b)(6)	[redacted]

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

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above

SIGNATURE: [redacted] NAME OF SIGNER: JAMES M. SCHWEAR KOSKE
 ADDRESS: [redacted] OH 43015

SIGNATURE: [redacted] NAME OF SIGNER: Amy E. DISBROW
 ADDRESS: same

UNITED STATES OF AMERICA

[redacted] NAME OF SIGNER: Tina Church
 OFFICIAL TITLE OF SIGNER: Lease Contract Officer