

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u> 2 </u>
	TO LEASE NO. GS-05P-LOH19248
ADDRESS OF PREMISES XENIA SOCIAL SECURITY 80 N. PROGRESS DRIVE XENIA, OH 45385-2666	PDN Number: N/A

THIS AMENDMENT, made and entered into this date by and between Xenia Investments, LLC whose address is: 8755 Creighton Drive Powell, OH 43065

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution as follows:

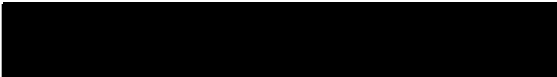
- 1) To provide a Notice to Proceed;
- 2) To establish the Tenant Improvements (TIs); and
- 3) To provide provisions for the payment of the TIs.

1.) Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed on the Tenant Improvements for the above referenced lease. The anticipated date of completion and acceptance by the Government is within sixty (60) working days from issuance of the Notice to Proceed.


This Lease Amendment contains 2 pages.

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 below date.

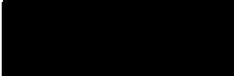
FOR THE LESSOR:

Signature: 
 Name: P. PATEL
 Title: MANAGING MEMBER
 Entity Name: XENIA INVESTMENTS LLC
 Date: 10-31-17

FOR THE GOVERNMENT:

Signature: 
 Name: Melissa McKenna
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Lease Division
 Date: 11/13/17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Nisha Patel
 Title: Member
 Date: 10/31/17

2.) Following a Government review of the submitted cost proposal, the Government has determined that the Tenant Improvement bid is fair and reasonable at a total cost not to exceed \$141,090.00, inclusive of all management and architectural fees.

3.) Upon completion, inspection, and acceptance of the space, the Government shall pay for the total Tenant Improvement cost by amortizing \$160,104.66 [$\$19,014.66$ (LA 1) + $\$141,090.00$ (LA 2) = $\$160,104.66$] over the first five years of the term at an interest rate of 9%.

A subsequent Lease Amendment shall be issued upon Government acceptance of the space to restate the rent and lease commencement date.

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

INITIALS:  & 
LESSOR GOVT