

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS- 06460

ADDRESS OF PREMISES 200 Third Street
Parkersburg, West Virginia 26102

THIS AGREEMENT, made and entered into this date by and between
Leased Housing Developers
Suite 1700 Atrium One

whose address is 201 E. Fourth Street
Cincinnati, Ohio 45202

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 include renewal provisions within
the lease.

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

*Renewal to become effective 10/31/98 or upon completion of substantial completion
of alterations included herein, whichever is later.

1. The terms of the renewal option are as follows:

"Lessor leases to the Government 247,138 occupiable square feet of office and
related space at the annual rental of \$1,767,036.07, plus accrued Tax and
Operating Cost Escalation Adjustments. The terms of the renewal shall become
effective on October 31, 1998 or upon substantial completion of contingent
building improvement (whichever is the later). The renewal will cause the rental
terms of the current period to be altered prior to the lease termination of
October 20, 2004. Under this renewal the terms and conditions of the lease be
altered as detailed above and the lease shall be extended until October 20, 2014.
The term shall be firm with no termination rights for either party."

2. For consideration of this renewal option, the lessor offers the Government
alterations to the facility as follows:

A- Lessor will completely renovate and upgrade existing building toilet rooms so
that the renovated toilet rooms have high quality, modern finishes and fixtures

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 Leased Housing Developers

BY [Redacted] VICE PRESIDENT
(Title)

IN PRE [Redacted] [Redacted]
(Address)

UNITED Realty Services District

BY [Redacted] Contracting Officer
(Official Title)

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TO LEASE NO.
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A (contd.) and meet all applicable ADA requirements.

B- Lessor will extend the recently installed elevator so that it will service the ground floor.


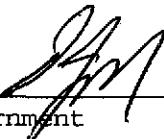
C- Lessor will install fire sprinklers throughout the building. The new sprinkler system will be connected to the existing standpipe system and will be installed after normal working hours (between 5:00 pm and 7:00 am). All sprinkler work will be in conformance with NFPA #13 and the requirements of the Parkersburg City Fire Code.

D- Lessor will replace the existing fire alarm system with a new fire alarm detection system that complies with current ADA requirements. The new system will be addressable and will incorporate smoke detectors, heat detectors, audible alarms and visual strobe signals; it will comply with all applicable NFPA requirements and with requirements of the Parkersburg City Fire Code and will include a new computer room fire alarm system.

E- Lessor will install "rub rail" at one level on the main building corridors of three floors which are to be identified by the tenant, the [REDACTED] Rails will be professionally installed and will be consistent in quality with Decogard brand Acrovyn crash rails as recommended by [REDACTED] personnel.

3. Attached herto are the Lessor's proposal of October 2, 1997 and the Lessor's concept submittal of May 1, 1997. The concept submittal is applicable as it applies to items A-E of the above.

4. All other terms and conditions of the lease not addressed in this SLA shall remain unchanged.


Lessor & 
Government