

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1
PS #

DATE

4-30-10

TO LEASE NO.
GS-05B- 18274

ADDRESS OF PREMISES

U.S. Office of Disability Adjudication – SSA, 4035 Sweeny Road, Mt. Pleasant, MI 48858

THIS AGREEMENT, made and entered into this date by and between
New Grass, LLC

whose address is 405 S. Mission Street
Mt. Pleasant., MI. 48858

Herein after 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 consideration hereinafter mentioned covenant and agree that the said Lease is amended,
effective as of the date of this Supplemental Agreement 1, as follows:

This Supplemental Lease Agreement (SLA) No. 1 is issued to document the agreed total amortized and unamortized tenant
improvements pursuant to the Design Intent Drawings and Special Requirements, attached as part of this lease. Accordingly,
Paragraph 30 is added to this lease as follows:

30. The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings and Special
Requirements, attached, is not to exceed \$1,426,929.12 of which \$41.24/usf or a total of \$768,633.12 will be
amortized into the rent payment over 120 months at 8.00%. The Government agrees to pay the Lessor a one time
lump sum payment in the amount not to exceed \$658,296 for initial tenant improvement construction costs that will
not be amortized in the monthly rental payments.

The Special Requirements and government Design Intent drawings will be an attachment to this SLA #1 showing
the source from which the agreed tenant improvements were negotiated from.

Initial Tenant Improvement Overage \$658,296.00

The lessor waives any right to future payment for the initial construction costs except for the \$768,633.12 that will be amortized in
monthly rent as stated in Paragraph 3 of this lease. Submit your invoice directly to: GSA Greater Southwest Finance Center (7BCP),
P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov. Your invoice must be on
letterhead of the lessor, include an invoice number, this lease number, and the following Pegasus Document Number:
PS# _____ . Submit invoice only after the lease is activated after the Government accepts the space.

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

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

LESSOR New Grass LLC

BY

Joseph J. Corcoran
(Signature)

Michael T. J. C. 9

(Title)

IN PRESENCE OF

Becky Corcoran
(Signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Gerald K. Kosman
(Signature)

Contracting Officer

(Official Title)