

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-05B-18274	DATE 9/15/10	PAGE 1 of 2
ADDRESS OF PREMISES 4.035 Sweeney Road, Mt. Pleasant, Michigan 48858-9192			

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

whose address is 405 S. Mission Street
Mt. Pleasant, Michigan 48858 - 2878

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 provide a Notice to Proceed on Tenant Improvements

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 29, 2010.

1. The purpose of this Supplemental Lease Agreement (SLA) Number Two (2) is to provide beneficial occupancy and amend the square footage and related paragraphs of the lease.

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

Paragraph 1 is hereby deleted and replaced in its entirety with:

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

20,616 rentable square feet of office space located in a building to be constructed to the Government's specifications as outlined in the SFO, located on Lots 3 and 4 of Tallgrass Commons, otherwise known as ~~4636 E. Dromfield Road~~, in Mt. Pleasant, Michigan 48858, yielding 18,824 usable square feet.
4035 Sweeney Road
- One hundred seven (106) on-site surface parking spaces are included at no additional cost to the Government.
- Said premises to be used for such purposes as determined by the General Services Administration.

Paragraph 2 is hereby deleted and replaced in its entirety with:

- 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 29, 2010 through July 28, 2020, subject to any renewal rights as may be hereinafter set forth.

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

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

LESSOR	
SIGNATURE <i>James J. Roscarnelly</i>	NAME OF SIGNER JAMES J. ROSCARNELLY
ADDRESS 619 S. MISSION ST, MT PLEASANT MI 48858	

IN PRESENCE OF	
SIGNATURE <i>Brian D. Raymond</i>	NAME OF SIGNER Brian D Raymond
ADDRESS 619 S. MISSION ST, MT PLEASANT, MI 48858	

UNITED STATES OF AMERICA	
SIGNATURE <i>Melissa McKenna</i>	NAME OF SIGNER Melissa McKenna
	OFFICIAL TITLE OF SIGNER Team Manager

Paragraph 3 is hereby deleted and replaced in its entirety with:

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

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
07/29/2010 – 07/28/2020	\$435,204.65	\$36,267.05	\$21.11	\$23.12

CPI and tax escalations continue throughout the term of the lease.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

New Grass, LLC
405 S. Mission Street
Mt. Pleasant, Michigan 48858-2878

Paragraph 12 is hereby deleted and replaced in its entirety with:

12. In accordance with Paragraph 4.1 of the SFO, the Common Area Factor is established as 1.0952 (20,616 RSF / 18,824 USF).

Paragraph 13 is hereby deleted and replaced in its entirety with:

13. For the purpose of computing Operating Cost adjustments in accordance with Paragraph 4.3 of the SFO, the base cost of services in accordance with Paragraph 4.3 is \$72,156.14 per annum or \$3.50 per rentable square foot for 20,616 square feet of rentable office space. This equates to a rate of \$3.83 per usable square foot.

Paragraph 28 is hereby deleted and replace in its entirety with:

28. The Lessor and the Broker (The Wisinski Group as an agent for CB Richard Ellis) have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value as defined in the Broker Commission Letter dated July 15, 2009. The total amount of the commission is [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. Total commission is subject to rental cost based on final accepted square feet.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$36,267.05 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's rent.

Second Month's Rental Payment \$36,267.05 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's rent.

Third Month's Rental Payment \$36,267.05 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's rent.

Fourth Month's Rental Payment \$36,267.05 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's rent.

INITIALS TJC : MM
LESSOR GOVERNMENT