

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 2

DATE  
9/13/10

TO LEASE NO.  
GS-05B- 18338

ADDRESS OF PREMISES

Victor Park, 19575 Victor parkway, Suite 300, Livonia, MI 48152-7025

THIS AGREEMENT, made and entered into this date by and between  
VICTOR PARK INVESTMENTS, LLC

whose address is 7115 Orchard Lake Road; Suite 220  
West Bloomfield, MI. 48322

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 2, as follows:

This Supplemental Lease Agreement (SLA) No. 2 is issued to document the date of occupancy and acceptance of space by the  
Government, to establish final square footage, as measured, and establish rental payments.

*Paragraph 1 of the SF2 is hereby deleted in its entirety and replaced with the following:*

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

16,889 ANSI/BOMA office area square feet (19,085 rentable square feet) of contiguous third floor office space,  
along with two (2) on-site reserved parking spaces, all located at Victor Park West, 19575 Victor Parkway, Livonia,  
MI 48152-7025, to be used for such purposes as determined by the General Services Administration.

*Paragraph 2 of the SF2 is hereby deleted in its entirety and replaced with the following:*

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 1, 2010 and  
extended through June 30, 2020, subject to termination and renewal rights as may be hereinafter set forth. The  
Government may terminate this lease at any time after June 30, 2015, by giving ninety (90) DAYS NOTICE in writing to  
the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing  
with the day after the date of mailing.

(continued on page 2)

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

LESSOR VICTOR PARK INVESTMENTS, LLC

BY

  
(Signature)

Allan R. Adelson (Member)  
(Title)

IN PRESENCE OF

  
Carol S. Chappelle (Signature)

7115 Orchard Lake Rd., Suite 220, West Bloomfield, MI, 48322  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

  
(Signature)

Leasing Contract Officer  
(Official Title)

*Paragraph 3 of the SF2 is hereby deleted in its entirety and replaced with the following:*

3. The Government shall pay the Lessor annual rent for the firm term (July 1, 2010 through June 30, 2015) of \$521,026.13 at the rate of \$43,418.84 per Month (\$27.30/RSF or \$30.85/USF) in arrears and consists of: shell rent (including taxes); \$245,242.38 (\$12.85/RSF or \$14.52/USF), operating expenses; \$106,303.52 (\$5.57/RSF or \$6.29/USF) and \$169,480.23 (\$8.88/RSF or \$10.03/USF) in amortized Tenant improvements over 60 months at a rate of 8.00%. Rent for a lesser period shall be prorated. The shell rent rate for the full term (July 1, 2015 through June 30, 2020), not including real estate tax escalations, will increase to \$250,967.75 (\$13.15/RSF or \$14.86/USF).

The tenant improvements to be amortized into the rent equal \$696,541.55, or \$41.24/USF. Additional tenant improvements shall be paid through additional Supplemental Lease Agreements.

Rent checks shall be made payable to:

Victor Park Investments, LLC  
7115 Orchard Lake Road  
Suite 220  
West Bloomfield, MI 48322

*Paragraph 13 of the SF2 is hereby deleted in its entirety and replaced with the following:*

13. Operating cost adjustments: The rent is subject to annual operating cost adjustments in accordance with Section 4.3 of Solicitation for Offers No. GS-05B-18338 within this lease. It is understood and agreed that for operating cost adjustment purposes, the first year's operating cost will be \$106,303.52.

*Paragraph 14 of the SF2 is hereby deleted in its entirety and replaced with the following:*

14. Real Estate Tax Adjustments: The lease is subject to annual tax escalations in accordance with Section 4.2 of the SFO No. GS-05B-18338. It is understood and agreed that for real estate tax adjustment purposes, the first year's real estate tax will be \$51,529.53.

*Paragraph 15 of the SF2 is hereby deleted in its entirety and replaced with the following:*

15. Government's percent of the net usf area of the building: It is understood and agreed that for real estate tax adjustment purposes, in accordance with Section 4.2 of Solicitation for Offers NO. GS-05B-18338 within this lease, the Government will occupy 22.52% percent of the net usable square foot area of the building.

*Paragraph 22 of the SF2 is hereby deleted in its entirety and replaced with the following:*

22. Lease Common Area Factor: The Lease Common Area Factor is 1.130025 (16,889 useble square feet multiplied by 1.130025 equals 19,085 rentable square feet of space).

(continued on page 3)

Paragraph 24 of the lease contract is deleted in its entirety and replaced as follows:

24. Commission credits will be applied to the shell rent of the lease in equal monthly installments and rental payments shall be reduced by that amount in the first months of the lease until all credits have been applied. The reduction of the rent will not apply to the Operating Costs and amortized Tenant Improvements. Rental payments for OC and TI will be paid in accordance with the terms and conditions of the lease commencement. Commission payment and the commission credit have been negotiated by Jones Lang LaSalle, representing GSA. Commissions for this lease are negotiated at [REDACTED] of the total firm term value of the lease for a total value of [REDACTED]. It is the agreement between the government, landlord, and Jones Lang LaSalle that [REDACTED] of the total commission (equaling [REDACTED]) negotiated on 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 will pay the remaining commission amount, or [REDACTED] to Jones Lang LaSalle. Jones Lang LaSalle received [REDACTED] of earned commissions on July 20, 2010, plus an additional [REDACTED] of unearned commissions. The remainder, or [REDACTED] will be due no later the date the government accepts the space. No additional commissions are to be paid to Jones Lang LaSalle for this leasing transaction other than that identified in the SF-2 and attachments or as formally documented in a Supplemental Lease Agreement. Schedule for the government's commission credit, via rental reduction is as follows:

Rental Period	Scheduled Monthly Rent	Scheduled Monthly Shell Rent	Commission Credit	Commission Credit Remaining	Adjusted Monthly Rent Payment
July 2010	\$ 43,418.84	\$ 20,436.87	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]
August 2010	\$ 43,418.84	\$ 20,436.87	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]
September 2010	\$ 43,418.84	\$ 20,436.87	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]
October 2010 thru June 2015	\$ 43,418.84	\$ 20,436.87	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]

Payment of the commissions to Jones Lang LaSalle will be paid in accordance with the agreement between the Lessor and Jones Lang LaSalle but not later than at the acceptance and occupancy of the space. No additional commissions are to be paid to Jones Lang LaSalle for this leasing transaction formally documented in Supplemental Lease Agreement # 2.