

05/01/2011

Page 2 of 2, Supplemental Lease Agreement No. 3, Lease GS-05B-18427

2. CONTINUED

Combined Annual Rental for Block A and B:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>	<u>RATE/USF</u>
5/1/2011- 4/30/2014	\$93,954.00	\$7,829.50	\$21.00	\$24.15
05/1/2014 -11/30/2020	\$68,460.00	\$5,705.00	\$21.00	\$24.15
12/01/2015-11/30/2020	\$80,196.00	\$6,683.00	\$24.60	\$28.29

***Block B Shall terminate on April 30, 2014 and rental for block A shall continue unchanged from original terms specified above.

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

211 Fort Washington Associates, LLC
211 West Fort Street, Suite 1604
Detroit, MI 48226-3216"

The Tenant Improvement budget, approved on 4/8/2011, in the amount of \$17,875.19, shall be paid via lump sum to the lessor. The Not to exceed lumpsun amount to be paid to the lessor is \$17,875.19 will be paid via lump sum by ARRA Funding with PS#0020178.

The Government may adjust the amortized and or lump sum amounts to reflect any additional Tenant improvement costs or credits during the course of the project. Any Tenant Improvement amount above the original tenant allowance will be paid pursuant to Paragraph 3.3 of the SFO.

Invoice for payment shall be submitted on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasys Document Number: PS#0020178. The Lessor shall submit the invoice to:

GSA Office of Finance
P.O. Box 17181
Fort Worth, Texas 76102

With Courtesy Copies to:

Terry Swinney
General Services Administration
Customer Projects Service Center
230 S. Dearborn Street, Room 3300
Chicago, IL 60604

Tina Church
General Services Administration
Customer Projects Service Center
230 S. Dearborn Room 3300
Chicago, IL 60604

3. Paragraph 13. Has been deleted from the Standard Form 2 of the lease dated July 6, 2010 and shall now read:

13. for puposes of computing Operating Cost adjustments in accordance with Paragraph 4.3 of the SFO, the base cost of services is \$27,470.36 or \$6.14 per rentable square foot for 4474 rentable square feet office space. This equates to a rate of \$7.06 per usable square foot.

4. Paragraph 14. Has been deleted from the Standard Form 2 of the lease dated July 6, 2010 and shall now read:

14. The Lease is subject to real estate tax escalation. For tax escalation in accordance with terms of Paragraph 4.2 of the SFO, the Government's percentage of occupancy is .99% (calculated 4474/ 450,000 RSF building). The parcel number is [REDACTED]

END of SLA #3 page 2 of 2

PA TC
Lessor & Govt