

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 4

DATE

5/10/11

TO LEASE NO.
GS-05B-17725

ADDRESS OF PREMISES 2425 North Park
Columbus, Indiana 47203-2299

THIS AGREEMENT, made and entered into this date by and between NorthPark Building Two, LLC

whose address is 441 6th Street
Columbus, Indiana 47201-6223

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the Government has provided its design intent drawings to the Lessor; and WHEREAS, the Lessor has used such intents to develop construction drawings; and WHEREAS, the Lessor has provided pricing for such tenant improvements associated with the aforementioned drawings; and WHEREAS, a Notice-to-Proceed has been issued for Tenant Improvements in the amount not to exceed \$123,285.08; and WHEREAS, a Notice-to-Proceed has been issued for Security Improvements in the amount not to exceed \$90,714.08; and WHEREAS the space at 2425 North Park - Suite 10, Columbus, Indiana 47203, was inspected and accepted with a Certificate of Occupancy on 4/21/2011;

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 as follows:

Supplemental Lease Agreement (SLA) No. 4 to Lease GS-05B-17725, is hereby issued to establish the effective date, annual rent amount, clarify the rate structure of lease payments (attachment 1), and clarify the actual Tenant improvement expenditure.

Therefore, paragraphs Nos. 2, 3, 4, 8, and 11, of GSA Form SF-2, U.S. Government Lease for Real Property number GS-05B-17725 deleted in their entirety and substituted in lieu thereof;

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, seven (7) years firm, beginning on Monday, May 9, 2011 continuing through 11:59:59 p.m. on May 8, 2021, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent, in arrears, as follows: Years 1-3: \$115,163.22 at the rate of \$9,596.94 per month in arrears during. Years 4-7: the annual rent shall increase to \$121,230.72 at a rate of \$10,102.56 per month, in arrears; Years 8-10: the annual rent shall decrease to \$103,187.95 at a rate of \$8,598.99 per month, in arrears. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period shall be prorated.

Rent Period	Scheduled Annual Rent	Scheduled Monthly Rent
Years 1-3	\$115,163.22	\$9,596.94
Years 4-7	\$121,230.72	\$10,102.56
Years 8-10	\$103,187.95	\$8,598.99

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 NorthPark Building Two, LLC

BY

George Dutro
(Signature)

MANAGING DIRECTOR
(Title)

IN PRESENCE OF

Carolyn Charleston
(Signature)

441 6th, Columbus IN 47201
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Malinda Pennington
(Signature)

Malinda E. Pennington
(CONTRACTING OFFICER)

3. Cont'd

Rent checks shall be made payable to:

NorthPi'ark Building Two, LLC
441 6th Street
Columbus, IN 47201-6223

4. The Government may terminate this lease in whole or in part effective at 12:00 am on the first (1st) day of the eighth (8th) year of the lease term or any date thereafter by giving at least ninety (90) days' notice in writing to the Lessor. For example, if the lease commences on May 9, 2011, then the Government may terminate the lease as early as 12:00 am on May 9, 2018. Notice to terminate may be sent to Lessor, in writing, ninety (90) days prior to the earliest termination date. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing the day after the date of mailing.
8. The effective date of this lease, GS-05B-17725, is May 9, 2011. This lease will be in effect for ten (10) years, seven (7) years firm term. The anniversary date for annual escalations and operating cost adjustments will be May 9, 2011.
11. The Tenant Improvement Allowance expended for lease GS-05B-17725 is \$123,285.08. The tenant improvement expenditure of \$123,285.08 will be amortized over eighty-four (84) months at an interest rate 8%, a per square foot rate of \$5.70 per r.s.f (\$6.10 u.s.f.), and has been made part of the total rent per square foot rate of \$28.47 rsf (\$30.47 usf). The total annual cost of the Tenant Improvements is amortized at \$23,058.57 per annum.

LESSOR: Geo. GOV'T: MP 5/10/11