



**Supplemental Lease Agreement**

**Number: 1**

**Lease Number:** GS-05B-18312

**Date:** 10-25-2010

Airport Trade Center IV, 8303 W. Southern Ave, Indianapolis, IN

THIS AGREEMENT, made and entered into this date by and between:

Airport Trade Center, LLC

C/O Agracel, INC

whose address is 1200 Network Centre Drive, Suite 3  
Effingham, IL 62401

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 establish the occupancy date, commencement the rent, establish the amortized tenant improvement amount and building specific security charges.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 16, 2010 as follows:

Paragraph 2 of the Standard Form 2, U.S. Government Lease for Real Property, is hereby deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years/ five (5) years firm beginning on September 16, 2010 and continuing through September 15, 2020 subject to termination rights herein set forth."

Paragraph 3 of the Standard Form 2, U.S. Government Lease for Real Property, is amended to reflect the correct annual rent:

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

Years 1-5: \$ 301,447.20

Years 1-6: \$ 265,938.00

Term Years	Shell per RSF	Base Operating Cost per RSF	Amortized Tenant Improvement Allowance per RSF	Amortized Building-Specific Security per RSF	Rate per RSF	Annual Rent	Monthly Rent Payable in Arrears
1-5	\$10.60	\$5.45	\$3.73	\$0.07 *	\$19.78	\$301,447.20	\$25,120.60
6-10	\$12.00	\$5.45**	\$0.00	\$0.00	\$17.45	\$265,938.00	\$22,161.50

\*Rate included in Shell.

\*\* Rate subject to CPI escalation"

Paragraph 13 of the Standard Form 2, U.S. Government Lease for Real Property, is hereby deleted in its entirety and replaced with the following:

"13. The Lessor and Government agree that the final costs for the Tenant Improvements (TI) is \$241,903.61 (original contact base \$215,665.01, plus change orders \$26,238.60). The total Tenant Improvement cost of \$241,903.61 will be amortized into the rent during the first five (5) years at an interest rate of 6.5% which equals \$56,797.46 annually or \$3.73 per rentable square foot."

CB & [Signature]  
Government Initials & Lessor Initials  
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Paragraph 14 of the Standard Form 2, U.S. Government Lease for Real Property, is hereby deleted in its entirety and replaced with the following:

"14. The building specific security cost of [redacted] for [redacted] is amortized into the shell as follows:

[redacted] for sixty (60) months at an interest rate of 6.5% equals to \$1,081.20 annually or \$0.07 per rentable square foot."

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, Airport Trade Center, LLC, Agracel INC as Managing Member

By [Signature]  
(Signature)

President  
(Title)

In Presence of [Signature]  
(Signature)

1200 Network Centre Drive, Suite 3, Effingham, IL 6240  
(Address)

United States Of America, General Services Administration, Public Buildings Service.

[Signature]  
(Signature)

Lease Contracting Officer  
(Official Title)