

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 16

DATE
9.5.12

TO LEASE NO.
GS-05B-18404

ADDRESS OF PREMISES **One Detroit Center**
500 Woodward Avenue
Detroit, Michigan 48226

THIS AGREEMENT, made and entered into this date by and between **500 Woodward, LLC.**

whose address is **500 Woodward Avenue,**
Suite 2850
Detroit, Michigan 48226

hereinafter 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 August 24, 2012, as follows:

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. 16 to lease GS-05B-18404 is hereby issued to modify Section 4.8 Janitorial Services to include cleaning services to the new unisex restroom on the 10th floor. Effective August 24, 2012, the government has agreed to pay for the Janitorial services by increasing the operating rate by .01 per rsf. The operating rate will increase by \$840.00 to include janitorial services to the new unisex restroom on the 10th floor.

Paragraph 3 of the SF-2 is hereby deleted in its entirety and replaced as follows:

3. The Government shall pay the Lessor annual rent of **\$19.78/RSF** or **22.75/USF** at the rate of \$134,195.76 per month in arrears for **years 1**. The Government shall pay the lessor annual rent of **\$19.79/ RSF** or **22.75/USF** at the rate of **\$134,265.76** per month in arrears for **years 2-3**. The Government shall pay the Lessor annual rent of **\$20.79/RSF** or **\$23.91/USF** at the rate of **\$141,050.18** per month in arrears for **years 4-6**. The Government shall pay the Lessor annual rent of **\$22.29/RSF** or **\$25.63 USF** at the rate of **\$151,226.80** per month in arrears for **years 7-10**. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to: 500 Woodward, LLC, 500 Woodward Avenue, Suite 2850, Detroit, Michigan 48226.

Paragraph 13 of Standard Form 2 (SF-2), Attachment A and the Annual Operating Cost increase shall be deleted in its entirety and replaced as follows:

13. For the purpose of computing Operating Cost adjustments in accordance with Section 4, Paragraph 4.3 of SFO GS-05B-18404, effective August 24, 2012 this lease has a cost service base of \$568,654.66 or approximately \$6.98 rsf. This reflects an increase of \$840.00. The prior cost of services was 567,814.66/annum.

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 **500 Woodward LLC.**

BY

(Signature)

Senior Vice President

(Title)

IN PRESENCE OF

(Signature)

UNITED STATES OF AMERICA **GENERAL SERVICES ADMINISTRATION**

BY

(Signature)

Contracting Officer

(Official Title)