

**GENERAL SERVICES ADMINISTRATION
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL
AGREEMENT
NO. 3

DATE
4/19/2012

TO LEASE NO. GS-05B-18730

ADDRESS OF PREMISES Fairfields Business Park, 9319 Castlegate Drive, Indianapolis, IN 46256-1002

THIS AGREEMENT, made and entered into this date by and between First Industrial L.P.

whose address is c/o 311 S. Wacker Drive, Suite 3900
Chicago, IL 60606-6627

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 October 28, 2011 as follows:

Supplemental Lease Agreement No. 3 is hereby prepared to document the Rent Commencement Date and to document the final amount of Tenant Improvements.

In accordance with GSA Lease No. GS-05B-18730, the following paragraphs of the GSA form SF-2, U.S. Government Lease for Real Property, the lease contract shall be modified to incorporate the Rent Commencement Date and to document the final amount of Tenant Improvements.

Therefore, Paragraphs 2, 3, 4, 10, 13, and 21 are hereby deleted entirely and Paragraphs 2, 3, 4, 10, 13, and 21 are substituted in lieu thereof:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a fifteen (15) year term, ten (10) years firm term beginning October 28, 2011 subject to termination and renewal rights, if any, as may be hereinafter set forth.

"3. The Government shall pay the Lessor annual rent of

October 28, 2011 – October 27, 2014: \$127,640.77, at the rate of \$10,636.73 per month in arrears.

October 28, 2014 – October 27, 2017: \$133,280.77, at the rate of \$11,106.73 per month in arrears.

October 28, 2017 – October 27, 2021: \$139,160.77, at the rate of \$11,596.73 per month in arrears.

October 28, 2021 – October 27, 2026: \$144,840.00, at the rate of \$12,070.00 per month in arrears.

The operating expense portion of rent is subject to annual escalations as outlined in Paragraph 13 below and referred to in 4.3 Operating Costs of the SFO. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

First Industrial L.P.
311 S. Wacker Drive, Suite 3900
Chicago, IL 60606-6627

"4. The Government may terminate this lease at any time on or after October 27, 2021 by giving at least 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."

"10. The lease commencement date of October 28, 2011 in Paragraph 2 of the Standard Form 2, U.S. Government Lease for Real Property, is the estimated effective date. The lease term will then be in effect for fifteen (15) years thereafter. The anniversary date for adjustments shall be October 28 of each subsequent lease year."

"13. The total net usable square foot area referred to in Paragraph 1 is subject to adjustment but may not be less than the minimum of 12,000 ABOA offered. The Lessor may deliver up to the maximum usable square footage allowable identified in Paragraph 1 of the SFO. Should there be any adjustments in the usable square footage delivered that has been determined through mutual field measurement, the per annum rental referred to above shall be adjusted on the basis of \$10.65 ABOA per square foot per annum for Years 1-3, \$11.12 ABOA per square foot per annum for Years 4-6, \$11.61 ABOA per square foot per annum for Years 7-10, and \$12.07 ABOA per square foot per year for Years 11-15 of the lease. The lease shall be amended by Supplemental Lease Agreement after the actual field measurement to establish the square footage and rental in compliance with the terms of the lease. In the event the actual amount of space exceeds 12,000 ABOA square feet, 12,000 Rentable there will be no additional cost to the Government."

"21. In accordance with paragraph 3.2 (A) of SFO GS-05B-18730, the actual Tenant Improvement cost is \$7,086.00 amortized at 8.00% over 120 months, the firm term of ten (10) years of the fifteen (15) year lease. All tenant improvement shall be inspected and accepted by a Contracting Officer or authorized representative of the government and documented with supplemental lease

agreement at occupancy."

All other terms and conditions of the lease shall remain in force and effect

IN WITNESS WHEREOF, the undersigned has signed these as of the above date.

LESSOR

BY

IN THE

(Signature)

MARY SULLIVAN

(Owner)

DEBBIE HIGINBOTHAM

(Owner)

UNIT

ADMINISTRATION

BY

(Signature)

CONTRACTING OFFICER

(Title)