

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

4/28/10

TO LEASE NO.
GS-05B-17728

ADDRESS OF PREMISES

901 N. SAGINAW STREET
FLINT, MICHIGAN 48503-1735

THIS AGREEMENT, made and entered into this date by and between **ELBA ROAD DEVELOPMENT, LLC**, hereinafter called the Lessor, whose address is **4835 TOWNE CENTRE ROAD, SUITE 100, SAGINAW, MICHIGAN 48604**, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, pursuant to a change of ownership of the Premises that became effective February 26, 2010, **ELBA ROAD DEVELOPMENT, LLC, 4835 TOWNE CENTRE ROAD, SUITE 100, SAGINAW, MICHIGAN 48604**, a subsidiary of **Wolgast Development, LLC** and **Central Property Development, Incorporated**, became the successor-in-interest to **ELBA ROAD DEVELOPMENT, LLC, 2084 HASLER LAKE ROAD, LAPEER, MICHIGAN 48446**, the original Lessor, under Lease No. GS-05B-17728.

WHEREAS, the parties hereto desire to replace paragraphs 3, 25 and 26 of Standard Form 2 (SF-2) in accordance with the change-of-ownership.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective April 7, 2010, as follows:

Supplemental Lease Agreement (SLA) No. 1, is hereby issued to 1) Change ownership and payee information; and 2) Replace paragraphs 3, 25, and 26 of Lease No. GS-05B-17728.

Lease No. GS-05B-17728 is hereby amended to reflect that as of February 26, 2010, the Lessor and payee is **ELBA ROAD DEVELOPMENT, LLC**. All correspondence to Lessor and payee shall be forwarded to **4835 TOWNE CENTRE ROAD, SUITE 100, SAGINAW, MICHIGAN 48604**.

Old Lessor/Payee ELBA ROAD DEVELOPMENT, LLC,
2084 HASLER LAKE ROAD,
LAPEER, MICHIGAN 48446

New Lessor/Payee ELBA ROAD DEVELOPMENT, LLC,
4835 TOWNE CENTRE ROAD, SUITE 100
SAGINAW, MICHIGAN 48604

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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: [REDACTED] ENT, LLC,

BY

IN PRESENCE

Manager

(Title)

[REDACTED]

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Contracting Officer

(Official Title)

3. The Government shall pay the Lessor annual rent of \$395,836.55 (\$27.35/RSF - \$29.60/USF) at the rate of \$32,986.38 per month in arrears for years 1 – 7 and \$314,643.02 (\$21.74/RSF - 23.53/USF) at the rate of \$26,220.25 per month in arrears for years 8 – 10.

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

ELBA ROAD DEVELOPMENT, LLC,
4835 TOWNE CENTRE ROAD, SUITE 100
SAGINAW, MICHIGAN 48604

25. The Lessor's Tax Identification number is [REDACTED] and the DUNS number is 829454037.
26. Central Contractor Registration (CCR.gov) must be completed no later than thirty (30) days prior to the acceptance of space

The following Exhibits are hereby incorporated into the Lease No. GS-05-17728 and made part of the permanent lease contract.

1. GSA 3518 Representations and Certifications, reflecting the change of ownership involving Wolgast Development, LLC and Central Property Development, Inc, which replaced the original GSA Form 3518- Representations and Certifications that was signed by the original lessor/owner, Cliff Harvey.
2. A letter from Terri Huebner of Central Warehouse Company dated 3/15/2010 designating signatory authority to Mr. Lynn Wolgast, Mr. Karl Schwartz, and Mr. Pat Wolgast of Wolgast Development, LLC, and Mr. John Stroebel and Ms. Terri Huebner of Central Property Development, Inc.
3. A letter from Terri Huebner of Central Warehouse Company dated 3/15/2010 outlining the transfer-of-ownership of Elba Road Development, LLC ,
4. Limited Liability Company Operating Agreement of Elba Road Development, LLC
5. The Certificate of Amendment to the Articles of Organization for Elba Road Development LLC

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

Lessor 4/12/10 (initials & date)
Government 4/22/10 (initials & date)