

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 6

DATE
12-16-10

TO LEASE NO.
GS-05B-17728

ADDRESS OF PREMISES: 917 N. Saginaw Street,
Flint, Michigan 48503-1735

THIS AGREEMENT, made and entered into this date by and between Elba Road Development, LLC

whose address is 4835 Towne Centre Road, Suite 100
Saginaw, Michigan 48604

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:
WHEREAS the parties hereto desire to amend the above Lease and
WHEREAS the Government determined the planned dumpster and enclosure area are a potential safety hazard and must be removed and
WHEREAS the Government and Lessor agree daily trash removal from the office and surrounding property will replace the planned dumpster and
WHEREAS the Government and Lessor agree the Lessor's recycling plan will not be affected by this change and
WHEREAS the Government and Lessor agree to increase the Operating Cost Base to accommodate this change
NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective November 23, 2010 as follows:

Supplemental Lease Agreement No. 6 is hereby issued to change the "Operating Costs Base", the annual rental, and identify the type of recycling information the Government will request from the lessor

Therefore Paragraph 15 of GSA Form SF-2, U.S. Government Lease for Real Property number GS-05B-17728 is deleted in its entirety and replaced with the following:

15. In accordance with SFO GS-05B-17728 paragraph 3.6 entitled "Operating Costs Base", the escalation base is established as \$5.19/RSF (\$75,114.87/annum). The increase in operating cost base is necessary to fund daily trash removal.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

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LESSOR Elba Road Development, LLC

BY [Redacted] (Signature)

Manager (Title)

IN PRESENCE OF [Redacted] (Signature)

[Redacted] (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY [Redacted] (Signature)

Diana K. George (Contracting Officer)

Therefore Paragraph 3 of GSA Form SF-2, U.S. Government Lease for Real Property number GS-05B-17728 is deleted in its entirety and replaced with the following:

3. The Government shall pay the lessor annual rent as follows;

12/13/2010-12/12/2017 - \$400,694.11 (\$27.69 rsf/\$29.96 usf) at a rate of \$33,391.18 per month in arrears.
12/13/2017-12/12/2020 - \$317,537.62 (\$21.94 rsf/\$23.75 usf) at a rate of \$26,461.47 per month in arrears.

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

Therefore Paragraph 8.11.A of GSA Form SF-2, U.S. Government Lease for Real Property number GS-05B-17728 is deleted in its entirety and replaced with the following:

8.11 (RECYCLING)

A. Where State or local law, code, or ordinance requires recycling programs (including mercury containing lamps) for the space to be provided pursuant to this SFO, the successful Offeror shall comply with such State and/or local law, code, or ordinance in accordance with GSA Form 3517, General Clauses, 552.270-8, Compliance with Applicable Law. In all other cases, the successful Offeror shall establish a recycling program for (at a minimum) paper, corrugated cardboard, glass, plastics, and metals where local markets for recovered materials exist. Provide an easily accessible, appropriately sized (2 square feet per 1,000 square feet of building gross floor area) area that serves the tenant space for the collection and storage of materials for recycling. Telecom rooms are not acceptable as recycling space. During the lease term, the Lessor agrees, upon request, to provide the Government with additional information concerning recycling programs maintained in the building and in the leased space - Reports of the type and quantity of materials recycled are the most common ongoing information requested by the Government.

INITIALS: LESSOR ah GOVERNMENT [Signature]
12/15/10