

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO. 2	DATE 6/16/10
	FD LEASE NO. GS-05B-18174	

ADDRESS OF PREMISES Riverview Center  
 678 Front Avenue NW  
 Grand Rapids, Michigan, 49504 - 5325

This agreement, made and entered into this date by and between

Riverview Center LLC  
 161 Ottawa Avenue NW, Suite 104  
 Grand Rapids, MI 49503-2713

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended, effective June 1<sup>st</sup>, 2010, as follows: Supplemental Lease Agreement No. 2 is issued to document the date of beneficial occupancy and commence rent prior to completion of the tenant improvements. All other terms and conditions remain the same.

I. Section 2 of Lease GS-05B-18174 is hereby replaced with the following:

'2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning June 1, 2010 and continuing for a term through 10 years, subject to terms stated within.'

II. Rent for the period beginning June 1<sup>st</sup>, 2010 up until completion and acceptance of the tenant improvements will not include an amount for tenant improvement amortization. Upon completion and acceptance of the tenant improvements, the final Tenant Improvement amount, rental rate and commission credit will be documented in a Supplemental Lease Agreement in accordance with SFO GS-05B-18174.

III. With regard to lease Paragraph 4.2 *Tax Adjustments* and Paragraph 4.3 *Operating Costs*, beneficial occupancy for lease GS-05B-18174 is hereby established as June 1<sup>st</sup>, 2010.

**CONTINUED ON PAGE 2 AND ATTACHED HERETO**

IN WITNESS		their names as of the above date.
LESSOR: R		
BY		_____ (Title)
IN PRESENCE		_____ (Address)
UNITED STATES OF AMERICA		
BY	TINA CHU (Signature)	Contracting Officer (Official Title)

IV. Section 3 of Lease GS-05B-18174 is hereby replaced with the following:

3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

<b>TERM</b>	<b>RATE PER RSF</b>	<b>MONTHLY RENT</b>	<b>ANNUAL RENT</b>
Years 1-5	\$13.87	\$5,935.20	\$71,222.45
Years 6-10	\$16.68	\$7,137.65	\$85,651.80

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree that this shall be a full service lease agreement in accordance with SFO GS-05B-18174. Rent for a lesser period shall be prorated. Rent payments shall be made payable to:

Riverview Center, LLC  
 161 Ottawa Avenue NW, Suite 104  
 Grand Rapids, MI 49503-2713  
 TIN: 20-1317190  
 DUNS: 14-9812021

V. Section 16 of Lease GS-05B-18174 is hereby replaced with the following:

16. The gross rental rate stated in Paragraph 3 includes the following amounts per RSF:

<b>Term</b>	<b>Shell Rent Annual (Excl. Taxes)</b>	<b>Operating Expenses Annual</b>	<b>Taxes Annual</b>	<b>Tenant Improvements Annual</b>	<b>Building Specific Security</b>
Years 1-5	\$7.80	\$4.60	\$1.33	\$0.00	\$0.14
Years 6-10	\$10.75	\$4.60	\$1.33	\$0.00	\$0.00

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

END OF SLA No. 2

INITIALS  

GOV'T	LESSOR
<i>[Signature]</i>	<i>[Signature]</i>