

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
NO. 3

DATE

6-25-12

TO LEASE NO.
GS-05B-18191

ADDRESS OF PREMISES

340 Morris Avenue, Muskegon, MI 49444-3758

THIS AGREEMENT, made and entered into this date by and between

Missing Link Group, LLC
111 South Division

whose address is Grand Rapids, MI 49503-4215

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 May 31, 2012, as follows:

This Supplemental Lease Agreement (SLA) No. 3 memorializes the actual usable and rentable square footage covered under this lease, corrects the street address, memorializes the actual lease term dates, amends the rental amounts and corrects the tenant improvement allowance per square foot amount and total amount to be amortized by the Lessor, and to amends the operating cost base.

Therefore Paragraphs 1, 2, 3, and 13 of the lease are deleted in their entirety and replaced with the following:

1. The Lessor hereby leases to the Government the following described premises:

9,360BOMA usable square feet (9,999 rentable) of ground floor office space, in a single story building, along with 52 on-site surface parking spaces on approximately 1.09 acres of land for the exclusive use of the Government, all located at 340 Morris Avenue, Muskegon, MI 49444-3758 to be used for such purposes as determined by the General Services Administration.

This is a fully serviced lease, which includes tenant improvements, real estate taxes, operating costs and parking, as specified in SFO GS-05B-18191, which is attached to, and is part of this lease.

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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 MISSING LINK GROUP, LLC

BY

[Redacted Signature]

Manager

Manager

(Title)

IN PRESEN

[Redacted Signature]

(Signature)

111 South Division Grand Rapids, Mich 49503

(Address)

GENERAL SERVICES ADMINISTRATION

Lease Contracting Officer
(Official Title)

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 31, 2012 through May 30, 2022, subject to termination and renewal rights as may be hereinafter set forth. The lease will be in effect for 10years, 10 years firm.

3. The Government shall pay the Lessor annual rent of \$324,885.60 at the rate of \$27,073.80 per Month in arrears. Rent consists of \$23,051.24 per month for shell/base rent, operating expenses and real estate taxes, and \$4,022.56 per month for \$362,325.60 of Tenant Improvements, which were amortized over 120 months at an annual interest rate of 6.0%. Rent for a lesser period shall be prorated.

In Section 3.2, TENANT IMPROVEMENTS INCLUDED IN OFFER, the Lessor agrees to provide up to \$38.71 per ANSI/BOMA usable square foot toward the cost of the tenant improvements defined in Attachment # 2. In the event the tenant improvement cost is less than the amount provided above, Lessor agrees as outlined in Section 3.0 Paragraph 3.3 TENANT IMPROVEMENT RENTAL ADJUSTMENT, to refund such difference in the form of a reduction of the tenant improvement portion of the rental using a 6.0% amortization annual interest rate over 120 months. The Government and Lessor agree that the final Tenant Improvement costs will be stated in a Supplemental Lease Agreement. Rent checks shall be made payable to:

Missing Link Group, LLC
111 South Division
Grand Rapids, MI 49503-4215

13. The rent is subject to annual operating cost adjustments in accordance with SFO Section 4.0, Paragraph 4.3 OPERATING COSTS (AUG 2008) of Solicitation for Offers GS-05B-18191 within this lease. It is understood and agreed that for operating cost adjustment purposes, the first year's operating cost base will be \$56,160.00 which is approximately \$6.00 per BOMA usable square foot.

INITIALS:


LESSOR

&


GOVERNMENT