

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 2

DATE

5/12/11

TO LEASE NO.  
GS-05B-18268

ADDRESS OF PREMISES

2651 Coolidge Rd.  
East Lansing, Michigan 48823

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

Cooloff Group  
whose address is 2500 Coolidge Road, Suite 501  
East Lansing, MI 48823

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 16, 2011, as follows:

This Supplemental Lease Agreement is issued to increase the tenant improvement amount provided under this lease and shorten the amortization to 48 months beginning on May 16, 2011.

Therefore, Paragraph 14 of the GSA Standard Form 2 is deleted in its entirety and Paragraphs 3 and 8 of the GSA Standard Form 2 are hereby modified as follows:

3. The Government shall pay the lessor annual rent at the following rate:

Term	Rate per RSF	Annual Rent	Mo. Rent Payable in Arrears
5/16/10 - 5/15/2011	\$18.27	\$313,068.68	\$26,089.06
5/16/2011 - 5/15/2015	\$19.08	\$327,014.00	\$27,251.17
5/16/2015 - 5/15/2020	\$19.02	\$325,907.70	\$27,158.98

8. In reference to the SFO paragraph 3.3 entitled Tenant Improvement Rental Adjustment, tenant improvements in the total amount of \$49,483.00 has been included in the rental rate noted above. This amount shall be amortized for a period of 48 months at 6% commencing May 16, 2011. The annual amortized tenant buildout costs are \$13,945.32 (\$0.81 per rentable square foot).

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.

Manager

(Title)

(Address)

UNITED STATES OF AMERICA

ADMINISTRATION

BY

PEGGY J. IVARRA

(Signature)

Contracting Officer

(Official Title)