

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE
6/28/10

TO LEASE NO.
GS-05B-18441

ADDRESS OF PREMISES

211 West Fort Street
Detroit, MI 48226-3216

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

whose address is 211 Fort Washington Associates, LLC
211 West Fort Street, Suite 1604
Detroit, MI 48226-3216

WHEREAS, the parties hereto desire to amend the above Lease by increasing the square footage, therefore increasing the rent.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective June 1, 2010, as follows:

Therefore, the following 6 items commemorate the changes:


Item #1 Paragraph 1 is hereby deleted in its entirety and replaced with the following:

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

- A total of 7,891 rentable square feet (RSF) of office and related space, which yields 6,792 ANSI/BOMA Office Area square feet (USF) of space on the 6th floor (4,049 usf) and 14th floor (2,643 usf) at 211 West Fort Street, Detroit, Michigan 48226-3216 as indicated on the attached Floor Plans, to be used for such purposes as determined by the General Services Administration.
- Included in the rent at no additional cost to the government are twenty two (22) parking spaces for exclusive use of the Government employees and patrons. The 22 structured parking spaces are included in the rent at a cost of \$2,340 per space per annum.
- The common area factor for the leased premises occupied by the Government is established as 1.16179 (see "Common Area Factor" paragraph of the lease).
- The leased premises occupied by the Government for real estate tax adjustments is established as 1.75% (see also "Percentage Occupancy" paragraph of the lease)."

(Page 1 of 4)

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


Truman Secretary
(Title)
220 SURUSE AVE, PB FL
CEO
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION


Contracting Officer
(Official Title)

Item #2 Paragraph 3 is hereby deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent of \$264,190.68 at the rate of \$22,015.89 per month in arrears for years 1-5. Annual rent for years 6-10 shall decrease by \$34,168.03. Accumulated operating cost adjustments are included in the stated per annum rates at the time they become effective. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

211 Fort Washington Associates, LLC
211 West Fort Street, Suite 1604
Detroit, MI 48226-3216"

Item #3 Paragraph 11 is hereby deleted in its entirety and replaced with the following:

"11. For the purpose of computing Operating Cost adjustments in accordance with Paragraph 4.3 of the SFO, the base cost of services in accordance with Paragraph 4.3 is \$48,687.47 per annum or \$6.17 per rentable square foot for 7,891 square feet of rentable office space. This equates to a rate of \$7.16 per usable square foot."

Item #4 Paragraph 12 is hereby deleted in its entirety and replaced with the following:

"12. The lease is subject to real estate tax escalation. For tax escalation in accordance with terms of Paragraph 4.2 of the SFO, the Government's percentage of occupancy is 1.75%. The Property Tax Identification Number associated with this lease are 02000169-70."

Item #5 Paragraph 15 is hereby deleted in its entirety and replaced with the following:

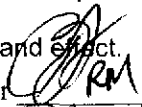

"15. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$331,313.76 (6,792 USF x \$48.78) are amortized through the rent for five (5) years at the rate of 0.00%. The amortized cost of these improvements are included in the stated rent in Paragraph 3 above. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.

In the event the Tenant Improvement Cost is less than the amount provided above, the Lessor agrees to refund such difference in the form of reduction of base rent using a zero percent (0%) amortization rate. The refund will be a credit of the rent equally spread out throughout the firm lease term (60 months).

In the event that the Tenant Improvement Cost is greater than the amount provided above, Lessor agrees to amortize the additional cost at zero percent (0%) throughout the firm lease term, or the Government may choose to pay lump sum for any part of the Tenant Improvement Cost. The Government and Lessor must agree on any additional Tenant Improvement Cost through a Supplemental Lease Agreement."

Item #6 Attachment H Floor Plans, 2 pages are hereby deleted and replaced with the attached.

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

Lessor  (initials & date)
Government  (initials & date)