

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

8/16/10

TO LEASE NO.
GS-05B- 17910

ADDRESS OF PREMISES

401 W North Street, Lima , OH 45801-4256

THIS AGREEMENT, made and entered into this date by and between
BELLMAN PROPERTIES, LLC
whose address is 833 N Agner Street
PO Box 259
Ottawa, OH. 45875-1528

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 as of the date of this Supplemental Agreement 1 , as follows:

This Supplemental Lease Agreement (SLA) No. 1 is issued to document the initial tenant improvement cost, all of which is to be amortized into the rent over the initial 60 months. Paragraphs 3 of the lease change as follows:

3. The Government shall pay the Lessor annual rent of \$382,169.76 at the rate of \$31,847.48 per month in arrears for years 1-5. Rent consists of \$26,851.80 per month for shell/base rent, operating expenses, real estate taxes and parking, and \$4,995.60 per month for Tenant Improvements, which are amortized over 60 months at an annual interest rate of 7.5%. Beginning with the sixth year, the tenant improvement payment will not be included in the total rent paid. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

BELLMAN PROPERTIES, LLC
833 N Agner St.
PO Box 259
Ottawa, OH 45875-1528

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

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

LESSOR B

BY

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IN PRESENCE

MEMBER

(Title)

Ottawa, Ohio 45875

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Contracting Officer

(Signature)

(Official Title)