

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 3

DATE  
4/11/2011

TO LEASE NO.  
GS-05B-17945

ADDRESS OF PREMISES

The 500 Building  
500 South Front Street  
Columbus, Ohio 43215-7619

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

whose address is 500 South Front Street Limited Partnership  
495 South High Street  
Suite 10  
Columbus, Ohio 43215

WHEREAS, the parties hereto desire to amend the above Lease with the commencement of the relocation of space from the 11<sup>th</sup> floor to the 7<sup>th</sup> floor due to fire/life safety issues, the expansion space on the 7<sup>th</sup> floor and addition of 7 parking spaces.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective December 3, 2010, as follows:

Therefore, the following 9 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. A total of approximately 17,098 rentable square feet (RSF) consisting of 14,868 ANSI/BOMA Office Area square feet (USF) of space, approximately 8,592 USF located on the sixth (6<sup>th</sup>) floor and 6,276 USF located on the seventh (7<sup>th</sup>) floor of The 500 Building, 500 South Front Street, Columbus, Ohio 43215 as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.

B. Thirty-nine (39) on-site structured, reserved and secured parking spaces are included in the rent.

C. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.150004%.

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

LESSOR : 500 SOUTH FRONT STREET LIMITED PARTNERSHIP

BY

BY: 500 PARTNERS LLC, IT'S GENERAL PARTNER  
BY: [Redacted Signature]

Vice President  
(Title)

495 S. High St. Ste. 10, Columbus, OH  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

4/11/2011

Contracting Officer  
(Official Title)

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

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, beginning upon September 1, 2010 and continuing through August 31, 2020, subject to any termination rights."

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

"3. The Government shall pay the Lessor annual rent per the following schedule:

12/3/10 – 8/31/11	\$495,359.15/year	\$41,279.93/month
9/1/11 – 8/31/15	\$563,751.15/year	\$46,979.26/month
9/1/15 – 12/2/15	\$615,045.15/year	\$51,253.76/month
12/3/15 – 8/31/20	\$474,157.63/year	\$39,513.14/month

Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

500 South Front Limited Partnership  
c/o Eclipse Real Estate Group  
495 South High Street  
Suite 10  
Columbus, Ohio 43215-5689"

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

"4. The Government may terminate this lease at any time after December 2, 2015, the end date of amortized tenant improvements, by giving at least one hundred twenty (120) days' written notice to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

Item #5 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 3.7 of the SFO, the base cost of services in accordance with Paragraph 3.8 is \$79,537.00 per annum for 17,098 rentable square feet. If necessary, the lease shall be amended by supplemental lease agreement after the actual field measurement to establish the square footage and rental in compliance with the terms of the lease."

Item #6 Paragraph 12 is hereby deleted in its entirety and replaced with the following:

"12. The lease is subject to real estate tax adjustment. For tax adjustment in accordance with terms of Paragraph 3.5 of the SFO, the Government's percentage of occupancy is 11.74%. The Property Tax Identification Numbers associated with this lease are [REDACTED]

Lessor [Signature] 3-30-11 (initials & date)  
Government [Signature] 4/1/11 (initials & date)

