

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 4

DATE
11/9/10

TO LEASE NO.
GS-05B- 17948

ADDRESS OF PREMISES

2345 Gateway Drive, Wooster, OH 44691-5342

THIS AGREEMENT, made and entered into this date by and between
Michael Downing Realty Ltd.
whose address is 4299 Cranwood Parkway
Cleveland, OH 44128-4087

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 May 27, 2009, as follows:

This Supplemental Lease Agreement (SLA) No. 4 is issued to correct a typographical error in the commission amount cited in paragraph 25 of the lease. Paragraphs 25 of the lease is changed in it's intirety as follows:

25 Commission credits will be applied to the shell rent of the lease and rental payments shall be reduced by that amount in the first months of the lease term until all credits have been applied. The reduction of rent will not apply to the Operating Costs (OC) and amortized Tenant Improvements (TI). Rental payments for OC and TI will be paid in accordance with the terms and conditions of the lease at commencement. Commission payment and the commission credit have been negotiated by Jones Lang LaSalle, representing GSA. Commissions for this lease are negotiated at [REDACTED] of the total firm term value of the lease for a dollar value of [REDACTED]. It is the agreement between the government, landlord, and Jones Lang LaSalle that [REDACTED] of the total commissions (equaling [REDACTED]) negotiated for this lease will be applied to the shell rent at a credit of [REDACTED] over the initial four (4) months of this lease. Payment of the commissions to Jones Lang LaSalle will be paid in accordance with the agreement between the landlord and Jones Lang LaSalle but not later than at acceptance and occupancy of the space. No additional commissions are to be paid to Jones Lang LaSalle for this leasing transaction other than that identified in the SF-2 and attachments or as formally documented in a Supplemental Lease Agreement.

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 MICHAEL DOWNING REALTY LTD

BY

[REDACTED]

Resident

(Title)

IN PRESENCE OF

[REDACTED]

4299 Cranwood Parkway

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

[REDACTED]

Contracting Officer

(Signature)

(Official Title)