

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2
PS # 007726

DATE
2-2-10

TO LEASE NO.
GS-05B-18013

ADDRESS OF PREMISES

15250 South Waterloo Road
Cleveland, OH 44110

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

whose address is **PARKSTONE CAPITAL PARTNERS CORP.**
An Ohio Corporation,
7670 Tyler Blvd.
Mentor, OH 44060-4853

Herein after 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 2, as follows:

This Supplemental Lease Agreement (SLA) No. 2 is issued to:

Establish the correct address of the demised premises, and document the cost of Tenant Improvements.

- The address of the premisis is 15250 South Waterloo Road, Cleveland OH. 44110

1. The Lessor hereby lease to the Government the following described premises:
11,178 rentable square feet (RSF) yielding 10,065 ANSI/BOMA Office Area usable square feet (USF) of ground floor office space ,in a single story single tenant building , along wit sixty five (65)on-site surface parking spaces, located at 15250 South Waterloo Road, Cleveland, OH 44110 as indicated on the attached Site Pland Exhibit to the lease. to be used for such purposes as determined by the General Services Administration. This is a fully serviced lease, which indudes tenant improvements, real estate taxes, operating costs and parking, as specified in SFO GS05B-18013.

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.

Page 1 of 2

LESSOR **PARKSTONE CAPITAL PARTNERS CORP., an Ohio Corporation**

BY

[Redacted Signature]

Authorized Representative
(Title)

IN PRESENCE OF

[Redacted Signature]

7670 Tyler Blvd.
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

Contracting Officer
(Official Title)



JULIE RODGERS, Notary Public
State of Ohio
My Commission Expires June 21, 2014

Accordingly, Paragraph 26 s added to the lease.

26. The total Tenant Improvement cost of this lease is \$504,822.53. \$42.92/usf or \$431,989.80 will be amortized into rent payment over 120 months at 8% interest. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$72,832.73 for initial tenant improvement construction costs, including exterior fencing of the employee parking lot, gates and automatic openers, that will not be amortized in the monthly rental payments.

The Special Requirements and government Design Intent drawings will be an attachment to this SLA # and made part of this lease.

Initial Tenant Improvement Overage per Notice to Proceed letter dated December 29, 2008..... \$72,832.73

The Lessor waives any right to future payment for the initial construction costs except for the \$31,989.80 that will be amortized in monthly rent as stated in Paragraph 3. After acceptance of the space, submit your invoice directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov. **Your invoice must be on letterhead of the Lessor, include an invoice number, this lease number, and the following Pegasus Document Number: PS# 0017726.**

_____ BPO
GOVT: _____