

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2

DATE
10/26/11

TO LEASE NO.
GS-05B- 18320

ADDRESS OF PREMISES

2455 State Route 160, Gallipolis, OH 45631-8441

THIS AGREEMENT, made and entered into this date by and between
JELM ENTERPRISES LLC
whose address is 8751 State Route 7 North
Cheshire, OH 45620-9532

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 2 , as follows:

This Supplemental Lease Agreement (SLA) No. 2 is issued to revise the amount cited in the original lease to amend the tenant improvement amount, under allowance, that will be amortised into the rent over the initial 120 months. Paragraphs 3 of the lease change as follows:

- The Government shall pay the Lessor annual rent of \$148,148.04 at the rate of \$12,345.67 per month in arrears for years 1-10. Rent consists of \$10,627.86 per month for shell/base rent, operating expenses, real estate taxes and parking, and 120 payments of \$1,717.81 per month for Tenant Improvements, which are amortized over 120 months at an annual interest rate of 0%. Rent for a lesser period shall be prorated.

Rent checks shall be made payable to:

JELM ENTERPRISES LLC.
8751 State Route 7 North
Cheshire, OH 45620-9532

All other terms and conditions of the lease shall remain in force and effect except the changed Attachment #1 Lease Cost Breakdown reflecting the corrected rates including the agreed upon Tenant Improvement cost.

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

LESSOR JELM ENTERPRISES LLC.

BY

IN PRESENCE OF

Partner

(Title)

P.O. Box 378, Cheshire, OH 45620

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Contracting Officer

(Signature)

(Official Title)