SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02

ADDRESS OF PREMISES
222 South Main Street, 2nd floor, Akron, OH 44308-1500

THIS AGREEMENT, made and entered into this date by and between R&A PROPERTIES, LLC

whose address is 222 SOUTH MAIN STREET
AKRON, OH 44308-1500

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:
WHEREAS, the parties hereto desire to amend the above Lease by establishing lease commencement. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 16, 2011, as follows:

A. Paragraph 2 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning August 16, 2011 through August 15, 2026, subject to termination rights as may be hereinafter set forth."

B. Paragraph 4 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:

"4. The Government may terminate this lease at any time after August 15, 2021, by giving at least one hundred and eighty (180) days notice in writing 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."

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR R&A PROPERTIES, LLC

IN PRESENCE OF

NAME OF SIGNER

SIGNATURE

ADDRESS

222 South Main St, Akron, OH 44308

UNITED STATES OF AMERICA

NAME OF SIGNER

SIGNATURE

ADDRESS

222 S. Main St, Akron, OH 44308

OFFICIAL TITLE OF SIGNER

GSA FORM 276 (REV. 8/2006)
C. Paragraph 27 is added to this lease as follows:

"27. The total Tenant Improvement cost to produce the space pursuant to the Design Intent
Drawings and Special Requirements is $658,746.00 including change orders 1-8 and
payments for Tenant Improvement overages. Of this amount $45,23/usf or a total of
$335,335.00, will be amortized into rent payments over 120 months at 7%. The Government
agreed to pay the Lessor a one time lump sum payment in the amount of $285,198.00 for initial
tenant improvement construction costs that will not be amortized in the monthly rental
payments in SLA #1. In addition, the Government now authorizes the additional amount as
follows for lump sum payment under this SLA.

Tenant Improvement lump sum payment amount: .......... $38,213.00

The lessor waives any right to future payment for the initial construction costs except for the
$335,335.00 that will be amortized in monthly rent as stated in Paragraph 3 of this lease.
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: PS0020418. Submit invoice only
after the lease is activated after the Government accepts the space."

All other terms and conditions remain in full force and effect.

INITIALS:  LEasser &  GOVT

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