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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 2 |
| | TO LEASE NO. LMI18997 |
| ADDRESS OF PREMISES 1013 1 st Ave. North Escanaba, MI 49829-3503 | PDN Number: PS0031733 |

"THIS AGREEMENT, made and entered into this date by and between
 whose address is TRIAD INVESTMENT PROPERTIES, LLC
 5808 G.S RD.
 ESCANABA, MI. 49829-9733
 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease as follows:

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NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended as follows:

- The Address of the building of the demised premises is 1013 1st Avenue North, Escanaba, MI 49829-3503.
- This Lease Agreement (LA) No.2 is issued to document the agreed total amortized and unamortized tenant improvements pursuant to the Design Intent Drawings and Special Requirements, attached as part of this lease.

The total Tenant improvement cost to produce the finished space pursuant to the Design Intent Drawings dated 10/3/14 and Special Requirements is \$294,206.59, pursuant to lessor bid dated 4/15/15, of which \$42.53/usf or \$220,688.00 will be amortized into rent payment over 60 months at 6%. The Government agrees to pay the Lessor a one- time lump sum payment in the amount of \$73,518.42 for initial tenant improvement construction costs 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 #2 showing the source from which the agreed tenant improvements were negotiated from.

Initial Tenant Improvement Overage \$73,518.42

This Lease Amendment contains 2 pages
 All other terms and conditions of the lease shall remain in force and effect

FOR THE



Signature: _____
 Name: _____
 Title: _____
 Entity Name: TRIAD INVESTMENT PROPERTIES, LLC
 Date: 5/18/15

FOR THE GOVERNMENT



Signature: _____
 Name: GERALD K KOSMAN
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 5-28-15

WITNESSED BY



Signature: _____
 Name: SARKIS PEIPPO
 Title: _____
 Date: 5/18/15

The lessor waives any right to future payment for the initial construction costs except for the \$220,688.00 that will be amortized in monthly rent as stated in section 1.08 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: PS0031733. **Submit invoice only after the lease is activated after the Government accepts the space.**

INITIALS:  LESSOR &  GOVT