

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LMI19165
ADDRESS OF PREMISES 330 Ionia NW Grand Rapid, MI 49503-2549	PDN Number: N/A

THIS AMENDMENT is made and entered into between
THE LAW BUILDING, LLC
whose address is: 100 GRANDVILLE AVE SW STE 100
GRAND RAPIDS, MI 49502-2549

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease in order to document the Tenant Improvement and Building Security scope, cost and repayment.

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, effective April 1, 2016 as follows:

A. Paragraph 1.03 is hereby deleted and replaced with the following:

- 1.03 **RENT AND OTHER CONSIDERATIONS (SEP 2013)**
A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	4/17/15 – 3/31/16	4/1/16 – 4/16/20	4/17/20 – 3/31/21	4/1/21 – 4/16/25
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$1,145,859.00	\$1,145,859.00	\$1,260,445.00	\$1,260,445.00
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$ 233,860.80	\$ 233,860.80	\$0.00
OPERATING COSTS ³	\$ 387,432.00	\$ 387,432.00	\$ 387,432.00	\$ 387,432.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$ 32,216.02	\$ 32,216.02	\$0.00
TOTAL ANNUAL RENT	\$1,533,291.00	\$1,799,367.82	\$1,913,953.82	\$1,647,877.00

¹Shell rent calculation:
(Years 1-5) \$17.02 per RSF multiplied by 67,309 RSF

This Lease Amendment contains 12 pages.

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 below date.

FOR THE _____
Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____

FOR THE GOVERNMENT
Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: 12/24/2015

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: JAM WILSON
Title: Property Manager
Date: 10/2/15

(Years 6-10) \$18.73 per RSF multiplied by 67,309 RSF
Parking is included in the shell rent
²The Tenant Improvement of \$1,020,273.00 is amortized at a rate of 5.5 percent per annum over 5 years.
³Operating Costs rent calculation: \$5.76 per RSF multiplied by 67,309 RSF
⁴Building Specific Amortized Capital (BSAC) is of \$140,550.00 is amortized at a rate of 5.5 percent per annum over 5 years.

B. Paragraph 4.01 is hereby deleted and replaced with the following:

4.01 SCHEDULE FOR COMPLETION OF SPACE (SUCCEEDING) (JUN 2012)

Design and construction activities for the Space shall commence upon Lease award.

Construction of TIs and completion of other required construction work: The Lessor shall complete all work as required in this Lease not later than 120 Working Days following the execution of Lease Amendment 1.

C. Paragraph 7.12 is hereby added:

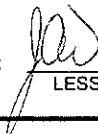

7.02 TENANT IMPROVEMENT SCOPE OF WORK

The tenant improvement scope of work includes: 1) replacement of carpet, 2) replace vinyl tile, 3) replace wall covering, and 4) painting per the attached drawings. In addition, addition work for the tenant on the 4th, 5th and 6th floors including, relocating a door, installing materials/improvements in the break room, installing HVAC in the server room, installing controllable dampers for private offices.

D. Paragraph 7.13 is hereby added:

7.13 BSAC SCOPE OF WORK

The BSAC scope of work includes installing [REDACTED], [REDACTED], [REDACTED] and upgrade the [REDACTED]
[REDACTED]

INITIALS:  LESSOR &  GOVT