

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICE SUPPLEMENTAL LEASE AGREEMENT	Supplemental Lease Agreement No. 3	Date <u>6/30/11</u>
	To Lease No.: GS-05B-18384	
ADDRESS OF PREMISES	1 st Source Center Building 6 th Floor Suite 640 A and Suite 640 B 200 E Main Street Fort Wayne, Indiana 46802-1918	
<p>THIS AGREEMENT, made and entered into this date by and between FTW, LLC 200 E Main Street Suite 130 Fort Wayne, IN 46802-1918</p> <p>hereinafter called the lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: Whereas, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 1, 2011 as follows:</p>		
<p>This Supplemental Lease Agreement is issued to eliminate 481 <u>396 RSF</u> of space on the sixth floor being used by the [redacted] and to provide lump sum to lessor for GSA to remove space from lease. <u>1 parking space.</u></p> <p>Therefore, Paragraphs 1, 3, 12, 13, and 17 are hereby deleted in their entirety and replaced with the following:</p> <p>1. The Lessor hereby leases to the Government the following described premises: Block A : 592 rentable square feet of office space located on a portion of the 6th floor of the 1st Source Center Building located at 200 E. Main Street, Fort Wayne, Indiana 46802-1918, yielding, 515 usable square feet.</p> <p>Separate Block A space shall be combined and reflected as total square footage for lease GS-05B-18384 to show annual rental paid monthly in arrears to the Lessor and is reflected at a combined rentable square foot of 592 RSF of office and related space and 515 Usable square foot related space.</p> <p>Lessor shall provide Two (2) on-site, reserved structured parking spaces for Government use at no cost to the Government for use by the [redacted] and will reflect on space A at no extra charge to the rental rate.</p> <p>2. BLOCK B: will be returned to the FTW, LLC / Lessor effective on August 1, 2011 with a lump sum payment made to the lessor of \$16,828.50. The Government will no longer be responsible for the rental payment on the [redacted] Block B space effective on July 31, 2011. Full Tenant Improvement restitution will be paid within the lump sum reflected above. The one-time payment of \$16,828.50 Lump Sum is final payment to the lessor for Block B.</p>		
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>LESSOR: FTW, LLC</p> <p>BY: <u>[Signature]</u> (Signature) <u>Mgr</u> (Title)</p> <p>IN PRESENCE OF: <u>[Signature]</u> (Signature) <u>200 E. Main Suite 130</u> (Address) <u>Fort Wayne IN 46802</u></p>		
<p>UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION</p> <p>BY: <u>Tina Church</u> (Signature) <u>CONTRACTING OFFICER</u> (Official Title)</p>		

396 RSF
1 parking space

TCB

3. 3. The Government shall pay the Lessor annual rent of:

*for 26
Tina
for 12/31/2015*

SPACE A SUITE 640C

1/1/10-12/31/2016	6 th Floor	Annual Amount
RSF	592	
USF	515	
Shell	\$ 8.90	\$5,268.80
Operating	\$3.86	\$2,285.12
Taxes	\$2.20	\$1,302.40
TI	\$2.98	\$1,761.60
TOTAL	\$17.94	\$10,617.92

4. ~~COMBINED ANNUAL RENT~~ SPACE A Suite 640C Years 6-10:1/1/2016-12/31/2020

	6 th Floor	Annual Amount
RSF	592	
USF	515	
Shell	\$8.90	\$5,268.80
Operating	\$3.86	\$2,285.12
Taxes	\$2.20	\$1,302.40
TI (\$9.90 & 7.84)	\$0	\$0
TOTAL RENTAL COMBINE SPACE OFFICE SPACE	\$14.96	\$8,856.32

All other terms and conditions of the lease shall remain in force and effect.

Lessor TD Government TC