

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2

DATE

10-12-10

TO LEASE NO.
LOH18277

ADDRESS OF PREMISES

One SeaGate Center, Toledo, OH 43604-1558

THIS AGREEMENT, made and entered into this date by and between
ONE SEAGATE PARTNERS, LLC
whose address is 250 Broadway
New York, NY 10007-2516

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

WHEREAS, the parties hereto desire to amend the above Lease to establish the lease commencement date, term, termination rights, the annual rental rate, commissions and commission credits effective July 16, 2010, as follows

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 Lease Agreement 2, as follows:

- I. Paragraph 2 of this lease is deleted in its entirety and substituted with the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 16, 2010 through July 15, 2020, subject to termination and renewal rights as may be hereinafter set forth herein.

- II. Paragraph 3 of this lease is deleted in its entirety and substituted with the following:

Due to the lump-sum payment of \$174,607.00 as described in SLA #1 for a portion of the initial tenant improvement and security system installation costs per Article 3.3 A. 2. Of the Solicitation For Offers, the government shall pay the Lessor annual rent payable monthly in arrears according to the following schedule:

Dates	Shell	Base Cost of Services	Tenant Improvement Allowance	Building Specific Security	Total Annual Rent	Total Monthly Rent
7/16/2010 - 7/15/2015	\$382,264.86	\$166,310.40	\$112,128.42	\$ -	\$660,703.68	\$55,058.64
7/16/2015 - 7/15/2020	\$434,236.86	\$166,310.40	\$112,128.42	\$ -	\$712,675.68	\$59,389.64

Rent for a lesser period shall be prorated. Rent Checks shall be made payable to:

ONE SEAGATE PARTNERS, LLC
250 Broadway
New York, NY 10007-2516

(continued on Page 2)

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

LESSOR ONE SEAGATE PARTNERS, LLC

BY

(Signature)

(Title)

IN PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

(Signature)

Lease Contracting Officer

(Official Title)

