

11/17/10

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO

GS-05B-18680 Page 1 of 4

ADDRESS OF PREMISES URS Tower, 36 East Seventh Street, Cincinnati, Ohio 45202

THIS AGREEMENT, made and entered into this date by and between URS Tower LLC

whose address is: 127 West 25th Street
New York, New York 10001-7207

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

The purpose of this SLA is to document the Square footage, New Annual Rent, Tenant Improvement and establish beneficial occupancy for lease LOH18680.

1. "5575 square feet of rentable office space(4,848 USF) on the 19th floor, Suite 1910 in building known as URS Tower, 36 East Seventh Street, Cincinnati, Ohio 45202 yielding 4848 ABOA square feet Lessor shall also provide 25 structured parking spaces, 16 reserved and 9 unreserved as part of the documented rental rate."

Effective October 25, 2010 the following rental shall be paid for ten (10) years, five (5) years firm term also attached as Exhibit A- Additional Clarifications of terms.

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>
Years 1-5	\$165,606.4916	\$13,800.54	\$29.7052
Years 6-10	\$170,741.6944	\$14,228.47	\$30.6263

CPI and tax escalations continue throughout the term of the lease parking See Exhibit A for step rent parking rates step rents on parking begin on annual anniversary date of lease.

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

URS Tower, LLC



In accordance with Proposal to Lease space and the Exhibit A of the SFO, the Lessor has provided \$42,350.00 toward tenant build out in above rental rate of above. The final tenant build out cost of \$42,350.00 amortized over the five (5) year firm term at an annual interest rate of six percent (6%) per annum principal & interest - \$9,824.93/year.

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

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

LESSOR URS Tower LLC, Wolf Retek Member of LLC

BY Wol Retek Member
 (Signature) (Signature) (Signature)

IN PRESENCE OF Paul Fair
 (Signature) (Address)

UNITED STATES OF AMERICA

BY Tina Church Contracting Officer
 (Signature) (Official Title)
 GENERAL SERVICES ADMINISTRATION

Handwritten initials: m TC