

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-62109	DATE 6/6/12	PAGE 1 of 1
ADDRESS OF PREMISES Maysville SSA Building, 509 Marketplace Drive, Maysville, KY 41056-9948			

THIS AGREEMENT, made and entered into this date by and between

whose address is **Bunnell Hill Development Co., Inc, 3000 G Henkle Drive, Lebanon, OH 45036-9258**

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

WHEREAS, the parties hereto desire to amend the above Lease contract as indicated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 1, 2012, as follows to reflect the lease term dates and adjust the total tenant improvement amount:

Paragraph 1.03A is amended as follows:

	Years 1 – 5 July 1, 2012 – June 30, 2017		Years 6 – 10 July 1, 2017 – June 30, 2022	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$100,456.52	\$15.91	\$100,456.52	\$15.91
Tenant Improvements Rental Rate	\$46,935.58	\$ 7.43	\$ZERO	\$ZERO
Operating Costs	\$41,931.60	\$ 6.64	\$41,931.60	\$6.64
Building Specific Security Costs	\$NA	\$NA	\$N/A	\$N/A
Full Service Rate	\$189,323.70	\$29.98	\$142,388.12	\$22.55

Paragraph 1.09 is amended to reflect the T/I as \$215,004.00 (in lieu of \$222,624.36) at 3.5% for 5,750 ABOASF or \$46,935.58 p/a and \$8.16 PABOASF / \$7.43 PRSF rounded to match the Occupancy Agreement.

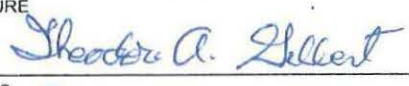
Paragraph 1.04 – Broker Commission and Commission Credit will be adjusted upon completion of tenant improvements.

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.


End of SLA1

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.


LESSOR

SIGNATURE 	NAME OF SIGNER Theodore A.. Gilbert Bunnell Hill Development Co., Inc.
ADDRESS 3000 G Henkle Drive Sel, OH 45036	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Jeff Eichman
ADDRESS 3000 G Henkle Drive Sel OH 45036	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER SHONTISE MANGHAM OFFICIAL TITLE OF SIGNER Lease Contracting Officer
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