

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 3

DATE
7/3/12

TO LEASE NO.
GS-05B-18326

ADDRESS OF PREMISES 1530 American Way
Suite 210, Greenwood, IN 46143-6478

THIS AGREEMENT, made and entered into this date by and between
whose address is

TA Partners, LLC
1530 American Way
Suite 210
Greenwood, IN 46143-6478

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

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

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended,
effective April 16, 2012 as follows:

This Supplemental Lease Agreement (SLA) No. 3 is prepared to clarify the rental breakouts. The rentable square foot tax portion has been broken out from the shell rent so as to reflect only the true shell portion. The shell rate, per square foot, for the first five (5) years of the rent is a rounded number. Paragraph 1 has been deleted in its entirety and replaced with the following:

1. The Government shall pay the Lessor annual rent at the following rate:

Term Years	Shell Per RSF	Tax	Base Operating Cost Per RSF	Amortized Tenant Improvement Allowance Per RSF	Amortized Building Specific Sec. Per RSF	Rate Per RSF	Annual Rent	Monthly Rent Payable in Arrears
1-5	\$19.34+	\$0.59*	\$4.56	\$8.43+	\$0.69+	\$33.62+	\$50,665.34	\$4,222.11
6-10	\$22.35	\$0.59*	\$4.56**	\$0.00	\$0.00	\$27.50	\$41,442.50	\$3,453.54

*The Government will pay escalations on the \$.59 per SFO Paragraph 4.2 and Paragraph 16.

**CPI escalations will occur yearly on the operating cost base.

+ indicates a rounded number

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

TA Partners, LLC
1530 American Way
Suite 210
Greenwood, IN 46143-6478

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 above date.

LESSOR: TA Partners, LLC

BY

(Signature)

(Title)

IN PRESENCE OF

(Witness signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

PATRICIA A. BENDA

(Signature)

Contracting Officer

(Official Title)