

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICE SUPPLEMENTAL LEASE AGREEMENT	Supplemental Lease Agreement No. 3 To Lease No.: GS-05B-18384	Date 6/30/11
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		
THIS AGREEMENT, made and entered into this date by and between FTW, LLC 200 E Main Street Suite 130 Fort Wayne, IN 46802-1918 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:		
This Supplemental Lease Agreement is issued to eliminate <u>396 RSF & 1 parking space</u> 481 Rentable square foot 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.		
Therefore, Paragraphs 1, 3, 12, 13, and 17 are hereby deleted in their entirety and replaced with the following: 1. 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 6 th floor of the 1 st Source Center Building located at 200 E. Main Street, Fort Wayne, Indiana 46802-1918, yielding, 515 usable square feet. 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. 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. 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.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date. LESSOR: FTW, LLC BY: <u>[Signature]</u> (Signature) <u>Mr. [Signature]</u> (Title) IN PRESENCE OF: <u>[Signature]</u> (Signature) <u>200 E. Main Suite 130</u> (Address) <u>Fort Wayne IN 46802</u>		
UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION BY: <u>Tina Church</u> (Signature) <u>CONTRACTING OFFICER</u> (Official Title)		

396 RSF & 1 parking space

TCB

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

for 26/12/2015
Time
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 TC Government TC