

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

NO. 3

PS # 0018843

DATE

10-28-10

TO LEASE NO.

LIN18401

ADDRESS OF PREMISES

1250 Eastport Centre Drive, Valparaiso, IN 46383-8427

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

Starwood Properties, LLC

whose address is: 294 Joliet Road

Valparaiso, IN 46385-9342

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

WHEREAS, the parties hereto desire to amend the above Lease to provide for payment of the tenant improvement cost that will not be amortized in the rental payments.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective August 27, 2010, as follows:

This Supplemental Lease Agreement (SLA) No. 3 is issued memorialize the unamortized tenant improvement payment. Lease Paragraph 24 is added:

24. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$590,394.19 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments. Said amount consists of the following charges that include all administrative costs, lessor's profit and overhead, design costs and contractor fees:

Initial Tenant Improvement Overage per Notice to Proceed letter dated August 10, 2010..... \$ 527,486.71

[REDACTED]

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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 Starwood Properties, LLC

BY Patrick J. Schacki

(Signature)

Member

(Title)

IN PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY Allan Broholm

(Signature)

Contracting Officer

(Official Title)

OVERTIME LABOR FOR PROJECT

[illegible]

Total \$590,394.19

The lessor waives any right to future payment for the initial construction costs except for the \$809,650.29 that will be amortized via monthly rent as stated in Paragraph 3. Submit your invoice directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov. **Your invoice must include an invoice number, this lease number, and the following Pegasus Document Number: PS# 0018843**

INITIALS: [Signature] LESSOR & [Signature] GOV'T