

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL LEASE AGREEMENT No. 2	DATE: 12/17/2009
SUPPLEMENTAL LEASE AGREEMENT		LEASE NUMBER: GS-05B-17993
ADDRESS OF PREMISES: 11301 Metro Airport Center Drive Suite 160 Romulus, MI 48174		
<p>THIS AGREEMENT, made and entered into this date by and between:</p> <p style="text-align: center;">Detroit Metro Airport – Bldg L</p> <p>whose physical address is: 11301 Metro Airport Center Drive Suite 160 Romulus, MI 48174</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease as follows:</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 10, 2009 as follows:</p>		
<p>Supplemental Lease Agreement No. 1 is hereby issued to establish Tenant Improvement amounts and overages for office space located at the above-stated address, as well as to establish the addition of the indoor, secured parking garage (adjacent suite) at the above-reference address.</p> <p><u>Office:</u> Per lease agreement No. GS-05B-17993, effective February 13, 2008, the lessor agrees to provide a Tenant Improvement Allowance in the amount of \$43.28 per usable square foot, or \$297,723.12 for 6,879 USF. The total, actual costs for Tenant Improvements for the office space equals \$497,773.38. The Government hereby orders the balance of \$200,070.26 to be paid using Reimbursable Work Authorization (RWA) funds approved by the Government.</p> <p><u>Parking:</u> The total square footage of the indoor, secured parking structure is 8,640 RSF (8,471 USF); however, the charge will not be based on square footage, but rather, will be charged per parking space as follows:</p> <p>It is agreed that the lessor will build out to specifications, the parking garage to accommodate nineteen (19) Government vehicles. The parking cost per vehicle, per month is \$546.23 or \$6,554.76 per annum per space. The total rent per year for all nineteen (19) parking spaces is \$124,540.44.</p> <p>The lessor shall be responsible for the complete shell build out cost of the parking garage in the amount of \$52,650.30 and is also contributing \$45,000.00 as a TI allowance which totals \$97,650.30. The Tenant Improvement costs for the parking structure, including vehicle trap and generator are \$274,840.77. The Government hereby orders the amount of \$229,840.77 (\$274,840.77 less \$45,000.00) to be paid using Reimbursable Work Authorization (RWA) funds approved by the Government.</p> <p>The Government shall occupy 20.71% of the building, based on the secured parking garage area as well as the office suite of 7,050 (6,879 USF).</p> <p>Any costs above the amounts established in this SLA No. 1 in reference to the secured parking garage shall be at the request of the Government and shall be considered additional tenant improvements. These additional costs shall be paid in full to the lessor by an authorized RWA issued by the Government.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p>		

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

Lessor: IAC Metro L.L.C., a Delaware Limited Liability Company

By: Detroit International Airport Investors, LLC, a Delaware Limited Liability Company, Managing Member

By: Principal Real Estate Investors, LLC, a Delaware Limited Liability Company, its authorized signatory

By: Jeffrey R. Menz

Name: Jeffrey R. Menz
Portfolio Manager

DEC 16 2009

Its: _____

In Presence of

Kellam J. Sp...
(Signature)

(Address)

United States Of America, General Services Administration, Public Buildings Service.

By: JOANNE LADWIG Joanne Ladwig, Contracting Officer