

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
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One Detroit Center, 500 Woodward Ave, Detroit, MI 48226

THIS AGREEMENT, made and entered into this date by and between **500 Woodward, LLC** GSA Great Lakes Region whose address is

500 Woodward Ave
Suite 2850
Detroit, MI 48226

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 considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution, as follows:

Paragraph 12 is deleted from the lease in its' entirety and replaced with the following:

12. The lease is subject to real estate tax adjustment. For tax adjustment in accordance with terms of Paragraph 4.2 of the SFO, the Government percentage of occupancy is established at 8.5%. The Property Tax Identification Number is [REDACTED]. The real estate tax rate is established as \$3.08/RSF (\$250,849.21 annually).

Paragraph 29 is deleted from the lease in its entirety and replaced with the following:

29. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value for the initial firm term of this lease. The total amount of the commission is [REDACTED] (see calculation below). In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

All other terms and conditions of the lease shall remain in force and effect.

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

LESSOR

SIGNATURE	NAME OF SIGNER
	Gregory F. Camia
ADDRESS	
[REDACTED]	

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
	Kimberly Townsberry
ADDRESS	
[REDACTED]	

UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER
	Malinda Pennington
	OFFICIAL TITLE OF SIGNER
	Contracting Officer

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GSA FORM 276 (REV. 8/2006)

U.S. General Services Administration
230 South Dearborn Street
Chicago, IL 60604-1696
www.gsa.gov

5 Firm Term										
0	Original (RSF)	RE Taxes (RSF)	Op Costs (RSF)	Amortized Security	Amortized TIs	Free Rent	Shell Gross/SF	Annual Amount	Annual % Change (Shell)	\$/SF Shell Increase
1	\$ 9.73	\$ 3.08	\$ 6.97	\$ -	\$ -		\$ 19.78	\$ 1,610,349.12	0.00%	0.00
2	\$ 9.73	\$ 3.08	\$ 6.97	\$ -	\$ -		\$ 19.78	\$ 1,610,349.12	0.00%	0.00
3	\$ 9.73	\$ 3.08	\$ 6.97	\$ -	\$ -		\$ 19.78	\$ 1,610,349.12	0.00%	0.00
4	\$ 10.73	\$ 3.08	\$ 6.97	\$ -	\$ -		\$ 20.78	\$ 1,691,762.14	7.83%	1.00
5	\$ 10.73	\$ 3.08	\$ 6.97	\$ -	\$ -		\$ 20.78	\$ 1,691,762.14	0.00%	0.00

Lump Sum and Broker Credit Calculation

Rentable SF	Rate per RSF	Firm Period	Total Lump Sum	Rebate	Commission Credit	Broker Commission
81,413	\$20.18	5	\$410,728.58			

Total: \$410,728.58

Commission Credit Calculation for SF2

Total Monthly Rent	\$134,195.76
Monthly Shell Rent (Less RE Taxes)	\$65,973.77
# of Months Credit Deducted	3 Month(s)
Monthly Credit	
Adjusted Shell Rent	
RE Taxes, Opex, TI & BS	\$68,221.99
Adjusted Monthly Rent	

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$134,195.76 minus prorated Commission Credit of equals adjusted First Month's rent.

Second Month's Rental Payment \$134,195.76 minus prorated Commission Credit of equals adjusted Second Month's rent.

Third Month's Rental Payment \$134,195.76 minus prorated Commission Credit of equals adjusted Third Month's rent.