

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

10-12-10

TO LEASE NO.
LOH18277
PS #

ADDRESS OF PREMISES

One SeaGate Center, Toledo, OH 43604-1558

THIS AGREEMENT, made and entered into this date by and between
ONE SEAGATE PARTNERS, LLC
whose address is 250 Broadway
New York, NY 10007-2516

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

WHEREAS, the parties hereto desire to amend this Lease to establish the total cost of all initial tenant improvements including the installation of a security system, to provide for the lump-sum payment of a portion of said initial tenant improvements and security system, and to memorialize the actual amount of the Tenant Improvement Allowance that will be amortized in the rent.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended effective as of the date of this Supplemental Lease Agreement 1 as follows:

Lease Paragraph 26 is added:

26. The previously agreed cost of the initial tenant improvement construction build-out is \$930,393.00 and the Security System installation cost is \$14,363.00 for a total cost of \$944,756.20.

The Tenant Improvement Allowance per Article 3.2 of the Solicitation For Offers of \$42.08 per ANSI/BOMA square foot X 21,628 ANSI/BOMA square feet = \$910,106.24. Amortization of that amount was used to calculate the rental rates originally stated in Paragraph 3 of this Lease.

The Government has elected to make a onetime lump-sum payment of \$174,607 to pay for the tenant improvement cost overage, the Security System installation and a portion of the total remaining initial tenant improvement construction costs. Thus the outstanding \$770,149.20.00 of costs will be amortized via monthly rent over 120 months at 8% annual interest as memorialized in SLA #2.

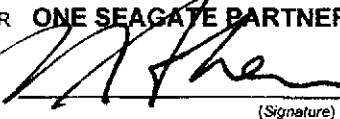
The Government agrees to pay the Lessor a onetime lump sum payment in the amount of \$174,607 for initial tenant improvement construction costs stated above and amount that will not be amortized in the monthly rental payments.

The Lessor waives any right to future payment for the initial construction costs except for the \$770,149.20.00 that will be amortized via monthly rent over 120 months. 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# _____.

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

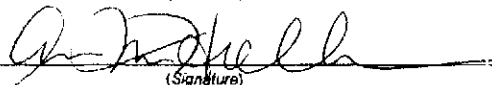
LESSOR ONE SEAGATE PARTNERS, LLC

BY


(Signature)

Manager
(Title)

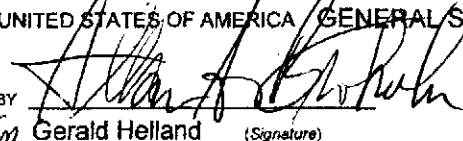
IN PRESENCE OF


(Signature)

250 Broadway NY 10007
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY


Gerald Helland (Signature)

Lease Contracting Officer

(Official Title)