

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1

DATE

1/26/2011

TO LEASE NO.  
GS-05B-17714

ADDRESS OF PREMISES

Bayview Professional Center  
10850 E. Traverse Highway, 5<sup>th</sup> Floor  
Traverse City, MI 49684-3295

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

whose address is **Bayview Professional Center LLC**  
10850 E. Traverse Highway  
Traverse City, MI 49684-1364

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

WHEREAS, the parties hereto desire to amend the above Lease by establishing lease commencement.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 19, 2011, as follows:

A. Paragraph 2 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning January 19, 2011 through January 18, 2026, subject to termination rights as may be hereinafter set forth."

B. Paragraph 3 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent for a firm term of ten (10) years of \$146,288.00 at the rate of \$12,190.67 per Month in arrears and consists of: shell rent (including all taxes, insurance, and parking costs). The annual rent for years 11-15 will increase by \$4,040.40. Rent for a lessor period shall be prorated.

Rent checks shall be made payable to: **Bayview Professional Center LLC**  
10850 E. Traverse Highway  
Traverse City, MI 49684-1364"

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

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

LESSOR: **Bayview Professional Center LLC**

BY

[Redacted Signature]

*President*

(Title)

IN PRESENCE

[Redacted Signature]

10850 E. TRAVERSE HWY, STE 2275  
TRAVERSE CITY, (Address) MI 49684

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

1/26/11

Contracting Officer

(Official Title)

C. Paragraph 4 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:

"4. The Government may terminate this lease at any time after January 18, 2021, by giving one hundred and twenty (120) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

D. Paragraph 30 is added to this lease as follows:

"27. The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings and Special Requirements, is \$269,302.08 including payments for Tenant Improvement overages. Of this amount \$38.18/usf or a total of \$154,247.20, will be amortized into rent payments over 120 months at 2.79%. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$115,054.88 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments, but will be paid upon acceptance of the space.

Tenant Improvement lump sum payment amount: ..... \$115,054.88

The lessor waives any right to future payment for the initial construction costs except for the \$154,247.20 that will be amortized in monthly rent as stated in Paragraph 3 of this lease. 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](http://www.finance.gsa.gov). Your invoice must be on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasus Document Number: PS#PS0016467. Submit invoice only after the lease is activated after the Government accepts the space."

Lessor Klu 1/24/11 (initials & date)  
Government JMP 1/24/11 (initials & date)