

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT
NO. 2
PS No. PS0018423

DATE
December 10, 2010

TO LEASE NO.
GS-05B-17726

ADDRESS OF PREMISES **22600 Hall Road, 1ST FLOOR
Clinton Township, Michigan 48036-1171**

THIS AGREEMENT, made and entered into this date by and between **KD DEVELOPMENT**

whose address is **22600 Hall Road, Suite 100
Clinton Township, Michigan 48036-1171**

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

WHEREAS, the **Government** took occupancy effective December 10, 2010; and **WHEREAS**, changes have occurred that affect the total lump sum costs; and **WHEREAS**, the parties hereto desire to amend the above Lease.

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

Supplemental Lease Agreement (SLA) No. 2 to Lease GS-05B-17726, is hereby issued to establish the commencement date of the lease, actual tenant improvements cost and correct the shell USF/RSF rate.

Paragraphs 2, 3, 10, 13 and 20 of the SF-2 are hereby deleted in their entirety and replaced as follows:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on or about DECEMBER 10, 2010 through DECEMBER 9, 2020, subject to any renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor rent as follows:

	Shell	Operating Cost*	RE Taxes*	Annual TI Payment	Annual Rent	Monthly rent	\$/RSF	\$/USF
YEAR 1-5	\$122,483.79	\$54,932.00	\$21,392.00	\$89,065.87	\$287,873.66	\$23,989.47	\$21.65	\$23.71
YEARS 6-10	\$114,238.41	\$54,932.00	\$21,392.00	\$0.00	\$190,562.41	\$15,880.20	\$14.33	\$15.69

Asterisk (*) Denotes that annual adjustments are made pursuant to the Lease

Shell cost for years 1-5 also includes the amortization of security, as mentioned in Paragraph 16 of the SF-2

Rent is paid monthly in arrears

Rent for a lesser period shall be prorated. Rent Checks shall be made payable to:

KD Development
22600 Hall Road, Clinton Township, MI 48036-1172

10. The actual effective date of the lease has been established as December 10, 2010. The lease term will be in effect for ten (10) years, (5) years firm.

13. In accordance with the Solicitation for Offers GS-05B-17726, Paragraph 1.9 (Building Shell Requirement), the shell rate is established as \$114,238.41 per annum at a rate of \$8.59 RSF (\$9.60 USF) for years 1 through 10.)

20. The actual total Tenant Improvement work is \$384,957.59, of which \$370,404.96 (\$6.70 RSF/ \$7.33 USF) will be amortized into the rent and \$14,552.63 will be paid lump sum. Such allowance is to be amortized into the rent at an annual interest rate of 7.50% interest over sixty (60) months. Such TI payments are to be in monthly installment of \$7,422.15 ~~starting the 1st month after rent commencement.~~ **MP**

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

IN WITNESS WHEREOF, the parties have hereunto set their names as of the above date.

LESSOR
BY _____

PARTNER
(Title)

IN PRESENCE OF _____
MICHAEL SLOWE
(Signature)

GENERAL SERVICES ADMINISTRATION
11/7/2011

Malinda E. Pennington
(CONTRACTING OFFICER)