

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2
PS # 0024244

DATE
8-16-12

TO LEASE NO.
GS-05B-17886

ADDRESS OF PREMISES
140 N. Crooks Road, Clawson, MI 48017-1440

THIS AGREEMENT, made and entered into this date by and between
WSSA Royal Oak, LLC
whose address is 140 East Second Street, #225
Flint, MI 48502-1731

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective June 11, 2012, as follows:

This Supplemental Lease Agreement (SLA) No. 2 is issued memorialize the full cost of the tenant improvements and to list and provide payment for the tenant improvement overage and construction change orders including installation of the security systems.
Therefore Paragraph 26 is added to the Lease:

26. The Government agrees to pay the Lessor a one time lump sum payment in the amount of \$138,342.64 that includes \$99,268.02 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments and \$ 39,074.62 for change orders listed below that include profit, overhead, and installation:

Initial Tenant Improvement Cost per Notice to Proceed letter dated April 10, 2012.....	\$521,606.86
Change Order #1A issued 2/22/2012 for electrical work	[REDACTED]
Change Order #1B issued 2/22/2012 for electrical work	[REDACTED]
Change Order #3 issued 4/5/2012 for security system installation	[REDACTED]
Change Order #4 issued 5/14/2012 for lock system control pad	[REDACTED]
Total initial construction costs	\$ 560,681.48
Less Tenant Improvement Allowance	422,338.84
Lump Sum Due	\$ 138,342.64

The Lessor waives any right to future payment for the initial construction costs except for the \$422,338.84 that will be amortized via monthly rent as stated in Paragraph 3. 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#0024244.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR
BY [REDACTED]
IN PRESENCE OF [REDACTED]

MANAGER
(Title)
140 E Second St Flint MI 48002
(Address)

SERVICES ADMINISTRATION

Lease Contracting Officer
(Official Title)

Allan Broholm (Signature)