

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-05B-18110	DATE	PAGE 1 of 1
ADDRESS OF PREMISES Tamarack Cove Professional Center, 2845 Ashmun Street, Sault Sainte Marie, MI 49783			

THIS AGREEMENT, made and entered into this date by and between **River Ranch Developers, LLC**

whose address is 519 Court Street
Sault Sainte Marie, Michigan 49783 - 2103

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

WHEREAS, the parties hereto desire to amend the above Lease to provide a Notice to Proceed on Tenant Improvements

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon Government Execution.

1. After review by the Government, Lessor's Tenant Improvement proposal dated September 9, 2009 is hereby approved in the amount not to exceed \$139,020.00. Of this amount totaling \$139,020.00, \$127,020.00 shall continue to be amortized into the rent over the term of the lease of ten (10) years or 120 months at an interest rate of 7.97%. The Government agrees to pay the tenant improvement overage to the Lessor via a one-time lump sum payment in the amount not to exceed \$12,000.00.

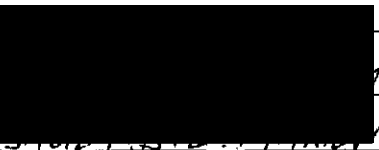
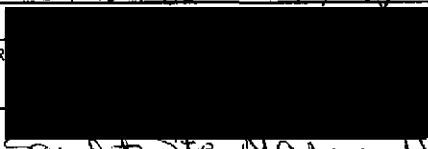

The Lessor shall complete all tenant improvement work to the space based on the Government approved design intent drawings. Upon completion of the work in a manner satisfactory to the Government and after submission by the lessor of a certified invoice referencing No. PS0016175, the Government agrees to pay the Lessor a lump sum payment in the amount of \$12,000.00. Upon completion and acceptance by the GSA Contracting Officer or her designee, Lessor will provide invoice to:

GSA Office of Finance
P.O. Box 17181
Fort Worth, Texas 76102

With Courtesy Copy to: Peggy J. Ivarra
GSA, PBS, CPSC, 5PC1
230 S. Dearborn St. Rm. 3300
Chicago, IL 60604

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

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

SIGNATURE		LESSOR	<u>ANTHONY E. ANJARY</u>
ADDRESS	<u>MI 49783</u>	NAME OF SIGNER	<u>RIVER RANCH DEVELOPERS, LLC.</u>
			<u>MANAGING MEMBER</u>
SIGNATURE		IN PRESENCE OF	<u>Leah J. Bailey</u>
ADDRESS	<u>Sault Ste. Marie, MI 49783</u>	NAME OF SIGNER	
		UNITED STATES OF AMERICA	
SIGNATURE		NAME OF SIGNER	<u>Peggy Ivarra</u>
		OFFICIAL TITLE OF SIGNER	<u>Contracting Officer</u>