

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 3

DATE

5-2-12

TO LEASE NO
GS-05B-18415

4405 Baldwin Road, (Suite 100)
Lake Orion, Michigan 48359-2164

THIS AGREEMENT, made and entered into this date by and between
S & J Properties of Orion, L.L.C.

whose authorized representative is: Steven Mazzetti, Managing Partner
whose address is 4391 Baldwin Road
Orion, MI. 48359-2107

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

WHEREAS, the parties hereto desire to amend the above Lease and establish the term of the lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective November 10, 2011 as follows:

Supplemental Lease Agreement (SLA) No. 3 is hereby issued to establish the actual date of acceptance of our combined old "Block A" and full acceptance of our new "Block B" space, all of which is documented in SLA 1 to this Lease.

TOTAL A AND B Space: 2,890 ANS/BOMA office usable area square feet (3,323 rentable square feet) at a rent per annum of \$107,404.06 ~~or \$32.22/sq. ft.~~ Within this rent is \$16,225.18 per year or ~~\$5.09/sq. ft.~~ of operating expenses which establishes the base amount for operating expenses. Also included in the total rent is real estate tax stabilized base of \$7,078.89 or ~~\$2.49/sq. ft.~~ Amortization of improvements is in the amount to be amortized of \$119,190.30 over 5 years at 7%. The yearly amortization is \$28,307.00, with the remainder being declared "shell rent."

Accordingly Paragraph 2. of the Lease is hereby deleted in entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the firm term November 10, 2011 through Nov 9, 2016 with the termination period beginning on Nov 10, 2016 and the lease continuing, subject to termination and renewal rights as previously set forth, with the expiration date of the soft term ending March 31, 2018. The government has accepted the total parking under this lease (as per SF-1) of 30 spaces.

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: S

BY

[Redacted Signature]

(Signature)

MAZZETTI

Managing member 4-18-12

(Title)

IN PRESENCE OF

[Redacted Signature]

[Redacted Signature]

UNITED STATES OF AMERICA
GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

(Signature)

(Official Title)

Leasing Contracting Officer