

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 4/29/2011 4-8-11
	TO LEASE NO. GS-05B-18615	

ADDRESS OF PREMISES
115 First Street
Bay City, Michigan 48708-5601

THIS AGREEMENT made and entered into this date by and between **RIVERFRONT LEASING LLC** whose address is **471 OTIS LANE, AUGRES, MICHIGAN 48703-9718** 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 memorialize the total tenant improvement amount to be amortized, reducing the amount, over the firm term and adjust the annual rent.

WHEREAS, the parties hereto desire to amend the above Lease to change the firm term to match the amortization period.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective April 1, 2011, as follows:

Accordingly, Paragraphs 3, 4 and 16 hereby deleted in their entirety and replaced with the following. And Paragraph 25 is hereby added:

"3. The Government shall pay the Lessor annual rent of \$190,986.12 at the rate of \$15,915.51 per month in arrears for April 1, 2011 thru March 31, 2013. The Government shall pay the Lessor annual rent of \$148,135.68 at the rate of \$12,344.64 per month in arrears for April 1, 2013 thru July 31, 2017. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

Riverfront Leasing LLC
471 Otis Lane
AuGres, Michigan 48703-9718"

"4. The Government may terminate this lease at any time after March 31, 2013 by giving at least ninety (90) days' notice 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.

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

LESSOR: **RIVERFRONT LEASING LLC**

 _____ *MANAGER* _____
 (Title)
 _____ *471 Otis Lane Au Gres Mi 48703* _____
 (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

 _____ *4/29/2011* _____
 _____ **Contracting Officer** _____
 (Official Title)

"16. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$62,574.00 or \$9.88 per USF, amortized through the rent for two (2) years at the rate of 7.5%. The amortized cost of these improvements are included in the stated rent in Paragraph 3 above at \$33,789.65 per year. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer."

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

Lessor AM-4-8-11 (initials & date)
Government JMP 4/29/11 (initials & date)