

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-05B-18671**

ADDRESS OF PREMISES

**1329 S. Division Street
Traverse City, MI 49684-4427**

THIS AGREEMENT, made and entered into this date by and between 2JS Development, LLC
whose address is

**125 Park Street, Suite 475
Traverse City, Mi 49684**

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 considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 3, 2012, as follows:

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA FORM 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

This Lease Amendment No. 2 is issued to document the acceptance of space and rent commencement and to memorialize the tenant improvement cost overage costs.

Paragraph 2 is deleted in its entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term effective October 3, 2012 through October 2, 2022 subject to termination rights as may be hereinafter set forth.

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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

FOR THE L

Signature:

Name: COLETTA P. SALAZAR

Title: M. member

Entity Name: 2JS, LLC

Date: 10/16/12

FOR THE

Signature:

Name: ALLIANCE A. DICKSON

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 12-6-12

WITNESSED FOR THE LESSOR BY:

Signature:

Name: LAURA SIKKA

Title: Admin Asst

Date: 10-16-12

The following is hereby added as Paragraph 22 to establish the final tenant improvement allowance:

22. The parties mutually agree that the actual tenant improvement cost associated with the Government's approved scope of work is established as \$371,226.00. The Government will pay \$6,561.92 of the TI costs in a lump sum payment upon acceptance of the work by GSA. The remaining tenant improvement allowance of \$364,664.08 will be amortized over the firm term of ten (10) years at 6.50% per annum, in the same manner as a loan having equal monthly payments of principal and interest. The resulting TI portion of the annual lease rent shall equal \$49,646.76.

Gov't Initials



Lessor Initials

