

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. SLA#1 TO LEASE NO. GS-05B-18687 DATE 8/30/11 PAGE 1 of 2

ADDRESS OF PREMISES
300 River Place Suite 2500, 2nd Floor, East Side- North Atrium, Detroit, MI 48207-4291

THIS AGREEMENT made and entered into this date by and between The Stroh Companies Inc.,
whose address is: Stroh Companies, Inc.,
300 River Place
Suite 5000
Detroit, MI 48207-4291

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 include an additional 500 Usable square feet of space. New combined totals will be 6109 Rentable and 5312 Usable square feet of space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government, as follows:

Paragraph of the Lease is deleted and the following substituted therefore:

- 1. 1. The Lessor hereby leases to the Government the following described premises:
Stroh River Place, 300 River Place Suite 2500, 2nd floor, East Side- North Atrium, Detroit, MI 48207-4291
Office space consisting of 5312 usable square feet (6109 rentable).
2. 3. The Government shall pay the Lessor annual rent of
Years 1-5: \$151,014.98, at the rate of \$12,584.58 per month in arrears based on a rate of \$24.72 per rentable square. (Usable per square foot rate of \$28.4290 on Usable square feet of 5312)
Years 6-10: \$104,713.92, at the rate of \$8,726.16 per month in arrears based on a rate of \$19.71 USF, \$17.14 RSF. (One time step rent in year 6 of \$1.50 per square foot reflected above)

The operating expense portion of rent is subject to annual escalations as outlined in Paragraph 13 below and referred to in 4.3 Operating Costs of the SFO. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

The Stroh Companies, Inc.,
300 River Place,
Suite 5000
Detroit, MI 48207-4291

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

LESSOR
By: The Stroh Companies, Inc. [Redacted] By Mark K. Tuttle
Vice President - Finance

IN PRESENCE OF
ADDRESS 300 River Place, Suite 5000, Detroit, MI 48207
AMERICA
NAME OF SIGNER Tina Chrusel
OFFICIAL TITLE OF SIGNER Lease Contract Officer

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3. 13. The total net usable square foot area referred to in Paragraph 1 is subject to adjustment but may not be less than the minimum of 5312 net usable square footage offered. The Lessor may deliver up to the maximum usable square footage allowable 6,109.33. Should there be any adjustments in the usable square footage delivered that has been determined through mutual field measurement, the per annum rental referred to above shall be adjusted on the basis of \$28.4290 usable square foot per annum for Years 1-10 of the lease. The lease shall be amended by Supplemental Lease Agreement after the actual field measurement to establish the square footage and rental in compliance with the terms of the lease. In the event the actual amount of space exceeds 5,312 usable square feet, 6,109.33 Rentable there will be no additional cost to the Government.

4. 17. For the purpose of computing operating cost adjustments in accordance with SFO GS-05B-18687 paragraph 4.3, the first year's base cost is hereby established as \$10.1095 per usable square foot, \$8.79 per rentable square foot or \$53,701.01 per annum.

5. 19. For the purpose of computing real estate tax adjustments in accordance with SFO GS-05B-18687, Paragraphs 4.2, it is agreed that the Government occupies 1.2162% of the building of which the Government will pay its share of taxes when they exceed the base year. In accordance with paragraph 4.2 the tax base is reflected at \$1.35 RSF/ \$1.55 USF or \$8,247.60 per annum.

6. 23. The Lessor Shall Provide Tenant Improvement funds of \$45.03 or \$239,198.72 for construction of Tenant Improvements. Lessor will amortize the Total of \$239,198.72 at the rate of 6% over the firm term of five (5) years or sixty (60) months. The anticipated annual rent for the amortized amount is \$55,492.57 per annum. Notice To Proceed GSA Form 276 Supplemental Lease Agreement will be provided at the time of approval of design intent drawings. The GSA Form 276 Supplemental Lease Agreement will document the final terms and agreement for Amortization of Tenant Improvements. A GSA Form 276, Supplemental Lease Agreement will document actual amortized amount, per square foot rate, and monthly payment to the Lessor at the time of acceptance.

Lessor WT & Government TC