

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICE SUPPLEMENTAL LEASE AGREEMENT	Supplemental Lease Agreement No. 2	Date 9/10/12
	To Lease No.: GS-05B-18687	

ADDRESS OF PREMISES 300 River Place  
Detroit, MI 48207-4291

THIS AGREEMENT, made and entered into this date by and between

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

hereinafter called the lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

Whereas, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 6, 2012, as follows: Supplemental Lease Agreement (SLA) No.2 is issued to establish the substantial completion date, document the final Tenant Improvement Cost, and establish and document the final square footage. All other terms and conditions shall remain the same.

1. Paragraph 1 of the Lease is hereby replaced with the following:

"1. The Lessor hereby leases to the Government the following described premises"

*CSA*  
Stroh River Place, 300 River Place, Suite 2500, 2<sup>nd</sup> Floor, East Side - North Atrium, Detroit, MI 48207-4291. Office Space consisting of 7,259 Rentable Square Feet of space (6,312 ABOA). The Lessor shall also provide 14 Structured Parking Spaces at no additional cost to the Government. The Parking spaces will be provided in one area and be specified as reserved for Government use only."

2. Paragraph 2 of the Lease is hereby replaced with the following:

"2. TO HAVE AND HOLD the said premises with their appurtenances for a ten (10) year term beginning July 6, 2012, through July 5, 2022, and subject to termination and renewal rights, if any, as may be herein after set forth."

Continued on Pages 2 and 3

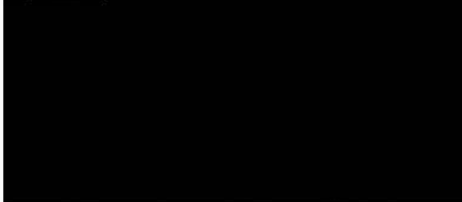
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: Stroh Companies, Inc.

BY:  Vice President - Finance  
(Title)

BY: \_\_\_\_\_

IN PRE  300 River Place, Detroit, MI  
(Address) 48207



SERVICES ADMINISTRATION

CONTRACTING OFFICER  
(Official Title)

Lessor: ST Gov: 1

3. Paragraph 3 of the Lease is hereby replaced with the following”

“3. The Government shall pay the lessor annual rent, payable monthly in arrears, at the following rate:

Term:	7/6/2012	through	7/5/2017
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	Annual	RSF	ABOA	Rate/RSF	Rate/ABOA
Shell:	39,898.68	7,259.00	6,312.00	5.50	6.32
Opex:	63,806.61	7,259.00	6,312.00	8.79	10.11
Re Tax:	9,799.66	7,259.00	6,312.00	1.35	1.55
TI:	65,939.22	7,259.00	6,312.00	9.08	10.45
Total:	179,444.17	7,259.00	6,312.00	24.72	28.43

Term:	7/6/2017	through	7/5/2022
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	Annual	RSF	ABOA	Rate/RSF	Rate/ABOA
Shell:	55,816.13	7,259.00	6,312.00	7.69	8.84
Opex:	63,806.61	7,259.00	6,312.00	8.79	10.11
Re Tax:	9,799.66	7,259.00	6,312.00	1.35	1.55
TI:	-	7,259.00	6,312.00	-	-
Total:	129,422.40	7,259.00	6,312.00	17.83	20.50

Rent shall be paid in arrears. The Operating Expense (Opex) portion of the rent is subject to annual escalation as outlined in Paragraph 17 of page 4 of Standard Form 2 of the Lease. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO GS-05B-18687. Rent for a lesser period shall be prorated. Rent is paid via electronic funds transfer to the account identified in CCR/SAM.

4. Paragraph 4 of the Lease is hereby replaced with the following:

“4. The Government may terminate this lease any time after July 6, 2017 by giving at least ninety (90) days notice, in writing, to the Lessor. No rental shall accrue after the effective date of termination. Said notice’s ninety (90) day period shall be computed as commencing the day after the date of mailing. “

5. Paragraph 20 of the Lease id hereby replaced with the following:

“20. The date of the substantial completion, the acceptance of the premises, and the anniversary date for annual operating cost adjustments is hereby established as July 6, 2012.”

6. Paragraph 23 of the Lease is hereby replaced with the following:

“23. The total cost of the Tenant Improvements, including all approved change orders, is \$530,910.94. The Lessor and the Government agree that a lump-sum payment for a portion of the total Tenant Improvement costs shall be made in the amount of \$246,682.34. The remaining balance of 284,228.60 shall be amortized monthly into the rent at rate of 6.0%, over a term of 60 months.

Lessor: MT Gov: [Signature]

To submit for payment of the lump-sum, the lessor agrees that the invoice shall be printed on the same letterhead as the named on the leased, shall include the Lease Number, building address, and price and quantity of items delivered. It shall reference the number (PS0024127), and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp> . Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at (817) 978-2408. If the Lessor is unable to process this invoice electronically, the invoice may be mailed to:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
PO Box 17181  
Fort Worth, TX 76102-0181”

7. Paragraph 13 of the Lease is hereby replaced with the following:

“13. The total net usable (ABOA) square foot area is referred to in Paragraph 1.

8. Paragraph 17 of the Lease is hereby replaced with the following:

“17. For the Purpose of computing operating cost adjustments in accordance with the SFO GS-05B-18687 paragraph 4.3, the first year’s annual base operating cost is hereby established as \$63,806.61.”

9. Paragraph 19 of the Lease is hereby replaced with the following:

“For the purpose of computing Real Estate Tax adjustments in accordance with SFO GS-05B-18687, Paragraph 4.2, it is hereby agreed that the government occupies 1.256600% of the building of which the government will pay its share of Real Estate Taxes when they exceed the base year. In accordance with paragraph 4.2 the annual tax base is reflected as \$9,799.66 (\$1.35/RSF – \$1.55/(ABOA)USF).”

*All other term and conditions remain in full force and effect.*

**End SLA 2**