

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO. 4	DATE <i>10/26/2010</i>
	TO LEASE NO GS-05B-18287	

ADDRESS OF PREMISES Metro Office Park  
 2901 Metro Drive; 2E50 Metro Drive; 3050 Metro Drive and  
 7851 Metro Parkway  
 Bloomington, MN 55425-1529

This agreement, made and entered into this date by and between DRFC Metro LLC.

whose address is 7101 W. 78<sup>th</sup> Street, Suite 100  
 Bloomington, MN 55439

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 dated October 7th, 2009 is amended, effective upon signing by both parties, as follows:

The purpose of this Supplemental Lease Agreement is to further clarify the annual rent payment.

Paragraph 3 of the lease is deleted and the following is substituted therefore:

3. The Government shall pay the Lessor annual rent as follows for Block A, Block B and Block C:


Block	Lease Term	Block A Per SF	Block B Per SF	Block C Per SF	Total Annual Rent	Total Rent
Block A	April 1, 2010 thru August 31, 2012	\$12.81	\$5.98	\$0.00	\$18.79	\$1,149,940.00
Block A	September 1, 2012 thru March 31, 2017	\$12.66	\$5.98	\$0.00	\$18.64	\$1,149,940.00
Block B	April 1, 2010 thru March 31, 2014	\$12.81	\$5.98	\$0.00	\$18.79	\$1,149,940.00
Block B	April 1, 2014 thru March 31, 2017	\$12.66	\$5.98	\$0.00	\$18.64	\$1,149,940.00
Block C	June 1, 2010 thru May 31, 2014	\$12.81	\$5.98	\$11.14	\$30.08	\$1,149,940.00
Block C	June 1, 2014 thru May 31, 2017	\$12.66	\$5.98	\$0.00	\$18.64	\$1,149,940.00

Breakdown of annual rent:

Term	Shell per RSP	Base Operating Cost per RSP	Amortized TI Allowance per RSP	Amortized Bldg-Specific Security per RSP	Rate per RSP	Taxes Included in Shell Rental Rate	Annual Rent	Monthly Rent Payable in Advance
<b>Block A - 61,164</b>								
April 1, 2010 thru August 31, 2012	\$12.81	\$5.98	\$0.00	\$0.23	\$18.02	\$2.24	\$649,799.28	\$54,149.94
September 1, 2012 thru March 31, 2017	\$12.66	\$5.98	\$0.00	\$0.00	\$18.64	\$2.24	\$636,816.66	\$53,068.06
<b>Block B - 62,104</b>								
April 1, 2010 thru March 31, 2014	\$12.81	\$5.98	\$0.00	\$0.18	\$18.94	\$2.24	\$608,649.76	\$50,720.81
April 1, 2014 thru March 31, 2017	\$12.66	\$5.98	\$0.00	\$0.00	\$18.64	\$2.24	\$598,418.56	\$49,868.21
<b>Block C - Expansion - 16,200</b>								
June 1, 2010 thru May 31, 2014	\$12.81	\$5.98	\$11.14	\$0.15	\$30.08	\$2.24	\$459,622.40	\$38,301.87
June 1, 2014 thru May 31, 2017	\$12.66	\$5.98	\$0.00	\$0.00	\$18.64	\$2.24	\$284,818.24	\$23,734.85

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.

  
 \_\_\_\_\_  
 (Title)  
 \_\_\_\_\_  
 (Address)  
 UNITED STATES OF AMERICA  
 BY \_\_\_\_\_  
 CONTRACTING OFFICER  
 (Official Title)