

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
ADDRESS OF PREMISES 433 N SUMMIT STREET TOLEDO, OH 43604-2638	TO LEASE NO. GS-05P-LOH00153 PDN Number: N/A

THIS AMENDMENT is made and entered into between

GEORGE F. EYDE FAMILY, LLC

whose address is: 300 S. WASHINGTON SQUARE, SUITE 400
LANSING, MICHIGAN 48933-2102

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. Lease Amendment (LA) #2 is hereby issued to expand Lease GS-05P-LOH00153 by 635 USF / 635 RSF and adjust the rent accordingly.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 11/1/2018 as follows:

A. Sections A and B in Paragraph 1.01, titled "THE PREMISES (OCT 2016)" are deleted in their entirety and replaced with the following:

1.01 THE PREMISES (OCT 2016)

The Premises are described as follows:

A. Office and Related Space: 16,729 rentable square feet (RSF), yielding 15,358 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 7th floor, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. Common Area Factor: The Common Area Factor (CAF), defined under Section 2 of the Lease, is established as 1.08926944 percent. This factor, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

This Lease Amendment contains 3 pages (including attachments).

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 below date.

FOR THE LESSOR:

Signature: _____

Name: _____

Title: _____

Entity Name: _____

Date: _____

[Redacted Signature]

G. Matthew Eyde
Manager
George F. Eyde Family, LLC
12/10/18

FOR THE GOVERNMENT:

Signature: _____

Name: _____

Title: _____

GSA, Public Buildings Service

Date: _____

[Redacted Signature]

John Boguslawski
Lease Contracting Officer
12/12/2018

FOR THE LESSOR:

Signature: _____

Name: _____

Title: _____

Entity Name: _____

Date: _____

[Redacted Signature]

Everette Eyde
Manager
George F. Eyde Family, LLC
12/10/18

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: _____

Date: _____

[Redacted Signature]

Jason Golze
Executive Assistant
12/10/18

- B. Section A in Paragraph 1.03, titled "RENT AND OTHER CONSIDERATION (OCT 2016)" is deleted in its entirety and replaced with the following:

1.03 RENT AND OTHER CONSIDERATION (OCT 2016)

- A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$297,441.62	\$316,178.10
OPERATING COSTS ²	\$ 87,955.54	\$ 87,955.54
TENANT IMPROVEMENTS RENT ³	\$ 14,080.00	\$0.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 4,000.00	\$0.00
PARKING ⁵	\$ 3,840.00	\$ 3,840.00
TOTAL ANNUAL RENT	\$407,317.16	\$407,973.64

¹Shell rent calculation:

(Firm Term) \$17.78 per RSF multiplied by the RSF stated under Paragraph 1.01

(Non Firm Term) \$18.90 per RSF multiplied by the RSF stated under Paragraph 1.01

²Operating Costs rent calculation: \$5.10 per RSF multiplied by the RSF stated under Paragraph 1.01

³Tenant Improvements of \$70,400 are amortized at a rate of 0 percent per annum over 5 years.

⁴Building Specific Amortized Capital (BSAC) of \$20,000 are amortized at a rate of 0 percent per annum over 5 years

⁵Parking costs described under sub-paragraph B below


****Rental rates reflect all current escalations at the time of lease amendment issuance. All future escalations/reconciliations shall be applied as stated in the lease contract.****

- C. Paragraph 1.12, titled "PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (OCT 2016)" is deleted in its entirety and replaced with the following:

1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (OCT 2016)

The Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this lease is **7.32548923** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **16,729** RSF by the total Building space of **228,367** RSF. The tax parcel number is **1455965** and **1455963**.

- D. GS-05P-LOH00153 Exhibit A, titled "FLOOR PLAN(S)" is deleted in its entirety and replaced with the diagram attached to this Lease Amendment

INITIALS:  & 
LESSOR GOVT