

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No 4
	TO LEASE NO. GS-05B-17612
ADDRESS OF PREMISES 1225 Woodlawn Ave. Cambridge, OH 43725-3094	

THIS AMENDMENT is made and entered into between **BLACK'S REAL ESTATE, INC**

whose address is: 59016 Vocational Rd.
Byesville, OH 43723-9764

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended as follows:

This Lease Amendment (LA) No. 4 is issued to (1) clarify the amount included in monthly payments reimbursing lessor for tenant improvements, (2) correct dates and rent rate breakdown cited in the lease for years 6-10 and (3) document a lump sum agreement for change order items.

Lease Paragraph number 3 is changed in its entirety as follows

3. The Government shall pay the Lessor annual rent as follows:
1/28/13 – 1/27/18: \$108,049.44 per year, \$9,004.12 per month (\$26.08/usf, \$24.29/rsf)
1/28/18 – 1/27/23: \$75,154.00 per year, \$6,262.85 per month (\$18.14/usf, \$16.90/rsf)

Total rent above is comprised of Shell rent, (which includes an estimated \$1.26/usf, 1.18/rsf for real estate tax share) of \$11.61/usf, \$10.91/rsf for the period 1/1/12 – 12/31/16; and \$13.24/usf, \$12.34/rsf for the period 1/28/18 – 1/27/23 and operating costs of \$4.90/usf (\$4.56/rsf) subject to annual escalation pursuant to SFO GS-05B-17612 section 4.3. The rent for the initial five years cited above also includes an amount of Tenant Improvement cost amortized into the rent pursuant to the paragraph below.

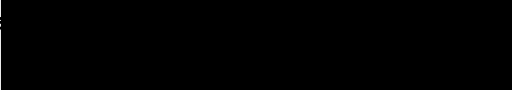


This Lease Amendment contains 2 pages.

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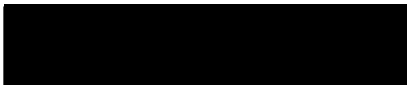
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

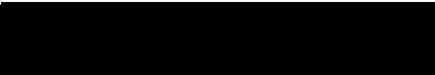
FOR THE LESSOR:

Signature: 
Name: 
Title: 
Entity Name: **BLACK'S REAL ESTATE, INC**
Date: 2/21/13

FOR THE GOVERNMENT:

Signature: 
Name: Gerald K. Kosman
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 2/28/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: DEAN DEKTR
Title: _____
Date: 2-21-13

In Section 3.2 TENANT IMPOROVEMENTS INCLUDED IN OFFER (AUG 2008), the Lessor agrees to provide up to \$40.82 per ANSI/BOMA office area usable square foot toward the cost of the tenant improvements (\$40.82 x 4143 usf = \$169,117.00). The scope of work for tenant improvements, with resulting agreeable cost is documented in SLA #1. The actual amount amortized over the firm term is \$169,117.00 at 6% interest will be added to the above monthly rent payments after acceptance of the improvements. Rent checks shall be made payable to:

BLACK'S REAL ESTATE, INC.
59016 Vocational Rd
Byesville, OH 43723-9764

INITIALS: RB LESSOR & J GOVT