

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 6

DATE

4-5-13

TO LEASE NO.
GS-05B- 17910

ADDRESS OF PREMISES

401 W North Street, Lima , OH 45801-4256

THIS AGREEMENT, made and entered into this date by and between
BELLMAN PROPERTIES, LLC
whose address is 833 N Agner Street
PO Box 259
Ottawa, OH. 45875-1528

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 the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective as of the date new Block G is added to the demised premises of this lease effective on the date the finished space is accepted by the government estimated to be 1/1/14:

This Supplemental Lease Agreement (SLA) No.6 is issued to add Block G being 972 usf / 1186 rsf, and two (2) additional surface parking spaces, at the current rental rate for base, real estate tax, parking and operating costs. The tenant improvement payments for the Block G space will be reimbursed over 24 months beginning upon acceptance estimated to be effective 1/1/14. Paragraphs 1, 14 will change, 3a and 27 will be added and a new exhibit of the second floor of this building with construction requirements will be added.

- Effective upon the acceptance of block G estimated to be 1/1/14 the Lessor hereby leases to the Government the following described premises:
27,106 rentable square feet (RSF) yielding 22,213 ANSI/ BOMA Office Area usable square feet (USF) of office space, in a two story, multi-tenant building, along with seventy (72) on-site surface parking spaces, located at 401 W North Street, Lima OH 45801 as indicated on the attached exhibits to this lease, to be used for such purposes as determined by the General Services Administration.

Six blocks of space make up this lease as follows:

| | | |
|--------------------|------------|------------|
| Block A: | 8,486 usf | 10,355 rsf |
| Block B: | 4,648 usf | 5,672 rsf |
| Block C: | 3,101 usf | 3,784 rsf |
| Block D: | 2,555 usf | 3,118 rsf |
| Block E: | 853 usf | 1,041 rsf |
| Block F: Joint Use | 1,598 usf | 1,950 rsf |
| Block G: | 972 usf | 1,186 rsf |
| Total | 22,213 usf | 27,106 rsf |

Page 1 of 2 plus Attachments

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

LESSOR

BY

IN PRESENCE

M. B. B. B. B.
(Title)

P. D. Borjas Ottawa, Ohio 45875
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

GERALD K. KOSMAN

(Signature)

Contracting Officer

(Official Title)

3a. Effective upon acceptance of Block G space above, estimated to be 1/1/14, the Government shall add to the rent payment an annual rent of \$40,784.77 at the rate of \$3,398.73 per month in arrears for years 1/1/14-12/31/15. That rent addition is made up of 24 payments of \$1,959.64 for the payment tenant improvements of \$43,614.03 amortized at 7.35% and current shell/base rent, operating expenses, real estate taxes and parking. Beginning 1/1/16 – 12/31/20, the tenant improvements for block G will be paid and that amount will drop from the rent. Rent for a lesser period shall be prorated. All other components of rent for this lease remain the same including escalating operating costs of \$5.81/rentable square foot effective 1/1/13.

The new Tenant Improvement allowance amortized into the rent is \$43,614.03. Any agreed amount to finish the space over that amount will be paid with a lump sum payment to lessor. Any agreed amount less than that amount will reduce the Tenant Improvement monthly payment for Block G over those 24 months.

The Tenant Improvement included in the rent of this lease to complete Block G is \$ 43,614.03 amortized over 24 months at 7.35% at monthly payments of \$1,959.64 effective upon acceptance of block G estimated to be 1/1/14.

Then
The two other tenant improvement schedules also in force are:


- \$256,292.83 amortized over 60 months at 7.5% effective 1/1/11 (work in Block A [REDACTED])^(b)
- \$18,625.00 amortized over 52 months at 7.35% effective 9/1/111 (work in Block D [REDACTED])^(b)
- \$5,459.54 amortized over 60 months at 7.5% effective 1/1/11 (work in Block B [REDACTED])^(b)
- \$43,614.03 amortized over 24 months at 7.35% effective estimated to be 1/1/14 (Block G [REDACTED])

Rent checks shall be made payable to:

BELLMAN PROPERTIES, LLC
833 N Agner St.
PO Box 259
Ottawa, OH 45875-1528

14 It is understood and agreed that for real estate tax adjustment purposes, in accordance with Section 3.5 TAX ADJUSTMENT (SEP 2000) (A through G) of Solicitation for Offers No. GS-05B-17910 within this lease, Effective as of the date of acceptance of block G, this lease represents occupancy of 92% of the net usable square foot area of the building. The tax portion of the original shell rent will not be used as the actual tax used for future adjustments.

27. It is understood that in order to produce the new Block G space pursuant to the attached build out requirements, the lessor, at his sole cost, will construct a second floor joint use conference room in a different location on the floor. This new conference room will be finished out to match the prior room. It will be the exact same square feet as the conference room being replaced (see new exhibit).

INITIALS:  & _____
LESSOR GOVERNMENT