

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-05B-17945
LEASE AMENDMENT	
ADDRESS OF PREMISES THE 500 BUILDING 500 SOUTH FRONT STREET COLUMBUS, OH 43215-7619	PDN Number: N/A

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

500 SOUTH FRONT STREET LIMITED PARTNERSHIP

whose address is: 495 SOUTH HIGH STREET, SUITE 10
COLUMBUS, OHIO 43215-5689

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

WHEREAS, the parties hereto desire to amend the above Lease to correct a rounding issue with regards to the Common Area Factor

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 3, 2010 as follows:

- A. Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment.
- B. Paragraph 1 is hereby deleted in its entirety and replaced with the following:
 - 1. The Lessor hereby leases to the Government the following described premises:
 - A. A total of approximately 17,372 rentable square feet (RSF) consisting of 15,106 ANSI/BOMA Office Area square feet (USF) of space, approximately 7,541 USF located on the sixth (6th) floor and 7,565 USF located on the seventh (7th) floor as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.
 - B. Thirty-nine (39) on-site structured, reserved and secured parking spaces are included in the rent.
 - C. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.15000662%.

This Lease Amendment contains 2 pages.

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: <i>500 South Front Street LP</i> <i>BY: 500 Partners LLC, Its General Partner</i> <i>BY: FA Kohler, Its Manager</i> Signature: _____ Name: _____ Title: <u><i>Vice President</i></u> Entity Name: _____ Date: <u><i>12.20.12</i></u>	FOR THE GOVERNMENT: Signature: _____ Name: _____ Title: _____ GSA, Public Buildings Service, Date: <u><i>12/20/12</i></u>
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WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: *Dwight Robertson*
Title: *Sr. Regional Manager*
Date: *12/20/12*

C. Paragraph 3 is hereby deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent per the following schedule:

12/3/10 – 8/31/11	\$501,090.07/year	\$41,757.51/month
9/1/11 – 8/31/15	\$570,578.07/year	\$47,548.17/month
9/1/15 – 12/2/15	\$622,694.07/year	\$51,891.17/month
12/3/15 – 8/31/20	\$481,756.13/year	\$40,146.34/month

Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable as identified in the System for Award Management ("SAM").

INITIALS: ku & JMP 12/20/12
LESSOR GOVT