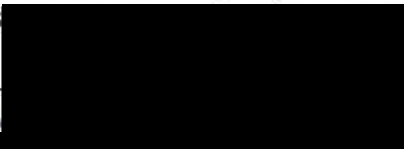
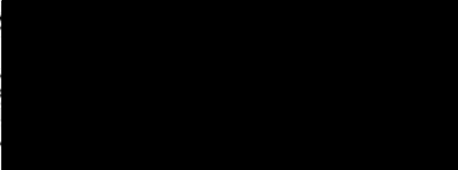


<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE <b>SUPPLEMENTAL LEASE AGREEMENT</b>		SUPPLEMENTAL AGREEMENT NO. 2	DATE <i>July 18, 2012</i>
ADDRESS OF PREMISES Grandview Corporate Center 1160 Dublin Road, Suite 300 Columbus, OH		TO LEASE NO. GS-05B-18020	
<p>This agreement, made and entered into this date by and between</p> <p style="text-align: center;">River Road Land Company, Ltd          330 West Spring Street, Suite 500          Columbus, OH 43215</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p> <p>WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended, effective February 1, 2012, as follows: Supplemental Lease Agreement No. 2 is issued to establish the substantial completion date, document monthly rent based on final tenant improvement and security costs and establish the final commission amount and credit. All other terms and conditions remain the same.</p> <p>I. The date of substantial completion and acceptance of Tenant Improvements and Building Specific Security items security is February 1, 2012.</p> <p style="text-align: center;"><b>CONTINUED ON PAGES 2 AND 3 ATTACHED HERETO</b></p>			
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.			
LESSEE BY _____ IN PR _____	 _____ _____	<i>member</i> _____ _____	(Title)  <i>330 W. Spring St. #500, Columbus, OH</i> _____ _____
UNITED STATES OF AMERICA BY _____ (Signature)		Contracting Officer (Official Title)	

II. Section 3 of Lease GS-05B-18020 is hereby replaced with the following:

3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

Term	Shell Per RSF	Base Operating Cost Per RSF	Amortized Tenant Improvement Allowance Per RSF	Amortized Building Specific Sec. Per RSF	Rate Per RSF	Annual Rent	Monthly Rent Payable in Arrears
2/1/11 – 1/31/12	\$15.2319	\$4.4181	\$0.00	\$0.00	\$19.6500	\$ 127,037.25	\$ 10,586.44
2/1/12 – 1/31/13	\$15.4991	\$4.4181	\$1.2729	\$0.2294	\$21.4195	\$ 138,477.07	\$ 11,539.76
2/1/13 – 1/31/14	\$15.7491	\$4.4181	\$1.2729	\$0.2294	\$21.6695	\$ 140,093.32	\$ 11,674.44
2/1/14 – 1/31/15	\$ 15.9991	\$4.4181	\$1.2729	\$0.2294	\$21.9195	\$ 141,709.57	\$ 11,809.13
2/1/15 – 1/31/16	\$ 16.2491	\$4.4181	\$1.2729	\$0.2294	\$22.1695	\$ 143,325.82	\$ 11,943.82
2/1/16 – 1/31/17	\$16.5019	\$4.4181	\$0.00	\$0.00	\$20.9200	\$ 135,247.80	\$ 11,270.65
2/1/17 – 1/31/18	\$16.7519	\$4.4181	\$0.00	\$0.00	\$21.1700	\$ 136,864.05	\$ 11,405.34
2/1/18 – 1/31/19	\$17.0019	\$4.4181	\$0.00	\$0.00	\$21.4200	\$ 138,480.30	\$ 11,540.03
2/1/19 – 1/31/20	\$ 17.2519	\$4.4181	\$0.00	\$0.00	\$21.6700	\$ 140,096.55	\$ 11,674.71
2/1/20 – 1/31/21	\$17.5119	\$4.4181	\$0.00	\$0.00	\$21.9300	\$ 141,777.45	\$ 11,814.79

\*Tax in the amount of \$2.11/RSF is included in the Shell Rate.

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree that this shall be a full service lease agreement in accordance with SFO GS-05B-18020. Rent for a lesser period shall be prorated. Rent payments shall be made payable to:

River Road Land Company, Ltd  
330 West Spring Street  
Suite 500  
Columbus, OH 43215

III. Section 8 of Lease GS-05B-18020 is hereby replaced with the following:

8. The total Tenant Improvement Cost is \$32,918.00 and is amortized at 0% for a period of 48 months (2/1/12 – 1/31/16) and included in the rent (\$1.27 per rentable square foot).

IV. Section 14 of Lease GS-05B-18020 is hereby replaced with the following:

14. The total Security Cost is \$5,932.21. and is amortized at 0% for a period of 48 months (2/1/12 – 1/31/16) and included in the rent (\$.23 per rentable square foot)."

V. Section 18 of Lease GS-05B-18020 is hereby replaced with the following:

18. In accordance with Paragraph 2.4 (Broker Commission and Commission Credit), Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] for the initial firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.3, only [REDACTED], which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the Government as follows:

GOV'T	LESSOR
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The shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue throughout the third month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

2/1/12 – 2/29/12:	\$11,539.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Month's Rent
3/1/12 – 3/31/12:	\$11,539.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Month's Rent
4/1/12 – 4/30/12:	\$11,539.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Month's Rent

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

**END OF SLA No. 2**

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