

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 02	TO LEASE NO. GS-05B-18510	DATE	PAGE 1 of 2
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ADDRESS OF PREMISES  
222 South Main Street, 2<sup>nd</sup> floor, Akron, OH 44308-1500

**THIS AGREEMENT**, made and entered into this date by and between **R&A PROPERTIES, LLC**

whose address is 222 SOUTH MAIN STREET  
AKRON, OH 44308-1500

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:  
**WHEREAS**, the parties hereto desire to amend the above Lease by establishing lease commencement.  
**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 16, 2011, as follows:

A. Paragraph 2 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning August 16, 2011 through August 15, 2026, subject to termination rights as may be hereinafter set forth."


B. Paragraph 4 of the Lease is hereby amended by deleting the text in its entirety and inserting in lieu thereof the following:

"4. The Government may terminate this lease at any time after August 15, 2021, by giving at least one hundred and eighty (180) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."


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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

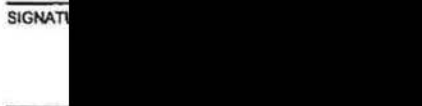
**LESSOR R&A PROPERTIES, LLC**

SIGNATURE 	NAME OF SIGNER SUE ATKINSON, AGENT
ADDRESS 222 South Main St, Akron, Oh 44308	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Judith A. Cunningham
ADDRESS 222 S. Main St, Akron, OH 44308	

**UNITED STATES OF AMERICA**

SIGNATURE 	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER ECO

AUTHOR  
Previous

C. Paragraph 27 is added to this lease as follows:

"27. The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings and Special Requirements is \$658,746.00 including change orders 1-8 and payments for Tenant Improvement overages. Of this amount \$45.23/usf or a total of \$335,335.00, will be amortized into rent payments over 120 months at 7%. The Government agreed to pay the Lessor a one time lump sum payment in the amount of \$285,198.00 for initial tenant improvement construction costs that will not be amortized in the monthly rental payments in SLA #1. In addition, the Government now authorizes the additional amount as follows for lump sum payment under this SLA.

Tenant Improvement lump sum payment amount: ..... \$38,213.00

The lessor waives any right to future payment for the initial construction costs except for the \$335,335.00 that will be amortized in monthly rent as stated in Paragraph 3 of this lease. Submit your invoice directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Your invoice must be on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasus Document Number: **PS0020418**. Submit invoice only after the lease is activated after the Government accepts the space."

**All other terms and conditions remain in full force and effect.**

INITIALS: SA & [Signature]  
LESSOR GOVT

INITIALS: \_\_\_\_\_ LESSOR  
\_\_\_\_\_ GOVT