

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-05P-LM118918
ADDRESS OF PREMISES Northbank Center 432 North Saginaw Road Flint, MI 48502-1956	PDN Number:

THIS AGREEMENT, made and entered into this date by and between Regents of the University of Michigan whose address is 303 East Kearsley Street, Flint, Michigan 48502-1907 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 considerations hereinafter mentioned covenant and agree that the said Lease is amended to adjust the rental rate based on a corrected TI Allowance, the broker commission, TI Inspection Fee and a TI Commissioning Fee being excluded when the lease was awarded. That being said, Paragraph 1.03 A., is deleted and replaced with the following:

1.03 RENT AND OTHER CONSIDERATION (SEP 2012)

A. Effective May 1, 2015, the Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM (YRS 1-5)	NON FIRM TERM (YRS 6-10)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$54,341.95	\$49,877.32
TENANT IMPROVEMENTS RENT	\$ 48,142.68	\$0.00
OPERATING COSTS	\$ 23,793.80	\$ 23,793.80
TAXES	\$739.38	\$739.38
BUILDING SPECIFIC AMORTIZED CAPITAL	\$ 0.00	\$ 0.00
PARKING	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$127,017.81	\$78,875.13

*The Tenant Improvement Allowance of \$52.66 is amortized at a rate of 4 percent per annum over 5 years

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 have subscribed their names as of the below date.

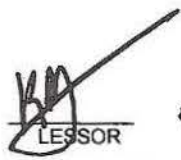

FOR THE LESSOR
 Signature: _____
 Name: _____
 Title: Chief F.O.
 Entity: _____
 Date: _____

FOR THE GOVERNMENT
 Signature: _____
 Name: _____
 Title: _____
 Date: 6/10/15

WITNESSED BY
 Signature: _____
 Name: _____
 Title: _____
 Date: 6/18/15

It is agreed that in accordance with the Proposal to Lease Space GS-05B-18918 dated 5/23/2013 attached, the Government accepts the amended Paragraph 1.08 Tenant Improvement Allowance of \$52.66 per ABOA SF. The amount of \$231,177.40 will be amortized into the lease over the firm term of 5 years.

It is also agreed that TI Cost remains \$1,251,264.90 as amended. The remainder, \$1,020,087.50 will be paid via lump sum once construction is substantially complete and accepted by the Government."

INITIALS:  LESSOR &  GOV'T