

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-05P-LMI18918
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 correct the TI Allowance, to accept alterations resulting in a lump sum payment and to establish the commencement date of lease.

1) The following **lease term** is established:

To have and to hold the said premises for the term beginning on May 1, 2015 and ending on April 30, 2025, subject to termination rights as set forth.

2) **Paragraph 1.05** is removed and replaced with the following:

Paragraph 1.05 Termination Rights (AUG 2011)

The Government may terminate this lease, in whole or in part at any time after April 30, 2020, by providing not less than 120 days prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

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 [Redacted]
 Signature: [Redacted]
 Name: [Redacted]
 Title: [Redacted]
 Entity Name: [Redacted]
 Date: 9/17/2015

FOR THE GOVERNMENT: [Redacted]
 Signature: [Redacted]
 Name: [Redacted]
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 7/20/15

WITNESSE [Redacted]
 Signature: [Redacted]
 Name: Alvin Assistant
 Title: Assistant
 Date: 7/17/15

- 3) 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	\$ 40,125.18	\$0.00
OPERATING COSTS	\$ 23,793.80	\$ 23,793.80
TAXES	\$739.38	\$739.38
TOTAL ANNUAL RENT	\$128,000.31	\$74,410.50

The Tenant Improvement Allowance of \$50.63 psf is amortized at a rate of 4 percent per annum over 5 years

- 4) Paragraph 1.08 is amended for a Tenant Improvement Allowance of \$50.63 per ABOA SF. Therefore, the amount of \$222,287.65 will be amortized into the lease over the firm term of 5 years.

It is also agreed that TI Costs to date are \$1,291,535.40 as amended. The remainder, \$1,069,247.75 will be paid via lump sum. \$1,060,358.00 was paid per Lease Amendment No. 6. That being said, an additional lump sum payment in the amount of \$8,889.75 is due.

It is hereby agreed that the Government accepts the tenant improvements. That being said a lump sum payment is due in the amount of \$8,889.75. (Please note that there are additional TI items remaining to be paid and a subsequent Lease Amendment will follow)

The original invoice should be sent electronically to (www.finance.gsa.gov) AND must be sent directly to the GSA Finance Office at the following address:

General Services Administration
Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the original invoice should be sent via electronic email to the Contracting Officer at:

Jim Sharp
Lease Contracting Officer
jim.sharp@gsa.gov

A proper invoice must include the following:

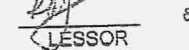
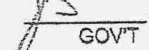
- Invoice Date
 - Name of the Lessor as shown on the Lease
 - Lease contract number, building address and description, price
 - GSA PDN# PS0029860 stated on the invoice
- If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

- 5) It is also agreed that Paragraph 1.14 is hereby deleted and replaced with the following:

1.14 REAL ESTATE TAX BASE (JUN 2012)

The Real Estate Tax Base, as defined in the "Real Estate Tax Adjustment" paragraph of the Lease is \$739.38

- 6) Paragraph 11 of GSA Form 3518 is changed. The new DUNS # is 085043891

INITIALS:  LESSOR &  GOVT