

ADDRESS OF PREMISES **806 HASTINGS STREET**
806 HASTINGS STREET, Suite G
TRAVERSE CITY, MI 49686-3454

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THIS AGREEMENT, made and entered into this date by and between **STIEBEL PROPERTIES, LLC**

whose address is **1809 TIMBERLANE DRIVE**
TRAVERSE CITY, MI 49686-2050

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, effective January 22, 2016, as follows:

Lease Amendment No. 1 is issued to correct the actual effective date of the lease to be January 22, 2016, Square footage confirmation of 589 RSF, and 492 USF, and percentage of occupancy confirmation of 5.3%.

1. LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance January 22, 2016 of the Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 10 Years, 5 Years Firm term, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, January 22, 2016 along with any applicable termination and renewal rights, shall be more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space has occurred by the Government effective January 22, 2016.

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

FOR THE GOVERNMENT

Signature: _____

Signature: _____

Name: DAVID S. STIEBEL

Name: Tina Church

Title: MEMBER

Title: Lease Contracting Officer

Entity Name: STIEBEL PROPERTIES, LLC

GSA, Public Buildings Service

Date: 2/2/2016

Date: 2/2/16

WITNESS

Signature: _____

Name: _____

Title: ADMINISTRATIVE ASSISTANT

Date: 02.02.2016

2. 7.2 Tenant Improvements Simplified Lease GS-05P-LMI19339

Lessor shall provide costs for new carpet, new paint and drywall of one wall to separate spaces and one office door for separated space as part of offer. The work shall be provided as tenant improvements to the lease. The lessor shall provide work amortized over five years at provided interest rate. Lessor shall provide **two (2) separate office spaces**, Please see 3.06 Tenant Improvements also for further information on providing as part of offer.

FIRST OFFICE: approximately 335 ABOA square feet that provides; APPROXIMATELY 61% OF SPACE

This Space will require:

1 [REDACTED] on all doors leading to the common hall way and a [REDACTED] at the front door

There are no private offices

Design and structure of space shall provide space for furniture

2 desks, 2 desk chairs, 4 visitor chairs, File cabinets 8-4 drawer lateral

(New furniture to replace existing UNICOR Agency will purchase will coordinate with lessor)

Work Area-1 table with 1 Table top fax/copier

Lessor will provide wiring and faceplate for 3 phone lines (this included 1 analog line for fax) shall be provided at the table for use of fax copier and telecommunications.

Lessor shall provide DATA DROPS provided at each work space for two desks. Lessor provides wiring and face place in working order near two desk locations-2 data drops per work area (2 work areas)

Parking 1 space provided for GOV

SECOND OFFICE: space will provide for approximately 157 ABOA square feet of office space; APPROXIMATELY 39% OF SPACE

Lessor shall provide: 1 phone lines near a desk area wiring provided and face plated ready for turn on by agency.

1 data lines near a desk area wiring provided and face plated ready for turn on by agency.

Room for one desk and one chair

Room for one locked cabinet or Credenza with File cabinet

One printer/copier with Data line with in space- 1 data line wiring and face plate ready for turn on by agency same area with FAX machine one phone line-1 phone line wiring and face plate ready for turn on by agency.

One GOV parking space not labeled but provided on site

All wiring should be provided hot and ready for Agency to turn services on at site and be operational.

The following are the numbers provided as part of award of lease GS-05P-LMI19338 and evaluated for fair and reasonable and current market rates:

Years 1-5: \$21, 611.08 Per annum \$36.69 RSF / 589 RSF/493 USF

Tenant Improvements of \$24,072.00 at 7% interest over firm term of 60 months.

Years 6-10: \$17,540.42 \$29.78 RSF / 589 RSF/ 492 USF

3. 7.6 PERCENTAGE OF OCCUPANCY

The total building is 11,200 and total occupied RSF is 589 which equates to 5.3% of the building occupied by GSA. The Common Area is 1.1979, Total Usable 492, Total Rentable 589.

Lessor: STIEBEL PROPERTIES LLC

DUNS # 830981788

TAX ID # [REDACTED]

PHONE # [REDACTED]

End of LA #1 GS-05P-LMI19338

Lessor STB & Gov JC