

## ADDENDUM NO. 4 TO LEASE

It is hereby mutually agreed by and between

**Genesis Building, Ltd.  
c/o Dalad Realty Co.**

as Lessor, and

**Ohio Department of Public Safety**

as Lessee, that effective July 1, 2023, a certain lease entered into as of July 18, 2019, covering 4,603 square feet of office space (2,484 Ft.<sup>2</sup> in Suite 515 and 2,119 Ft.<sup>2</sup> in Suite 520) and described as:

**NIC- North  
The Genesis Building  
6000 Lombardo Center, Suites 515 and 520  
Seven Hills, OH 44131**

be amended as follows:

Article II: Add: The lease will extend for an additional term beginning July 1, 2023 through June 30, 2025.

Add: The annual rental rate is scheduled to increase beginning July 1, 2023, and again July 1, 2024. See chart below for new rental amounts.

Renewal Period	Base Rent per Sq Ft	Base Rent per year	CAM per year*	Yearly Garage Parking (1 spot @ \$80/month)	Total Yearly Cost	1 <sup>st</sup> , 2 <sup>nd</sup> , and 3 <sup>rd</sup> Quarters Rent	4 <sup>th</sup> Quarter Rent
07-01- 2023 to 06-30-2024	\$23.00	\$105,869.00	\$5,753.75	\$960.00	\$112,582.75	\$28,145.69	\$28,145.68
07-01- 2024 to 06-30-2025	\$23.50	\$108,170.50	\$5,753.75	\$960.00	\$114,884.25	\$28,721.06	\$28,721.07

\*CAM (\$1.25 per square foot) covers electric utility cost for the suites.

Article VIII Delete: Provide and maintain HVAC capable of maintaining 72 degrees Fahrenheit throughout the premises regardless of outside temperature.

(Services by  
the Lessor)

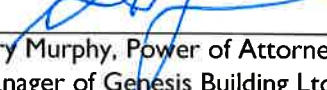
Add: Provide and maintain HVAC capable of maintaining 68 to 74 degrees Fahrenheit throughout the premises regardless of outside temperatures.

All other terms and conditions of the lease will remain the same.

IN WITNESS WHEREOF, the parties thereto have caused their signatures to be affixed to this lease agreement.

**LESSOR**

**GENESIS BUILDING, LTD. c/o DALAD REALTY CO.**

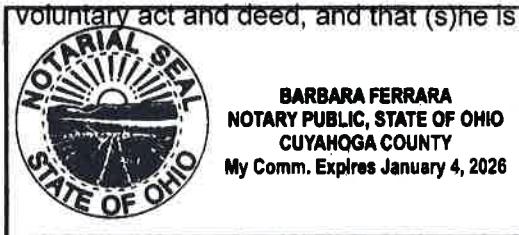
By:   
Gary Murphy, Power of Attorney for Neil Viny,  
Manager of Genesis Building Ltd.


Date: 3/15/23

**ACKNOWLEDGMENT BY THE LESSOR**

State of Ohio, Cuyahoga County, ss:

On this 15<sup>th</sup> day of March, 2023, before me personally appeared Gary Murphy known to be the authorized individual to act on behalf of the Lessor, who acknowledged that (s)he executed the foregoing Lease on behalf of the Lessor and that the same is his (her) free and voluntary act and deed, and that (s)he is duly authorized to enter into this Lease.



  
Notary Public, State of: Ohio  
My Commission Expires: 1-4-26

**LESSEE:**

**OHIO DEPARTMENT OF PUBLIC SAFETY**

By: \_\_\_\_\_  
D. Andrew Wilson, Director  
Ohio Department of Public Safety

Date: \_\_\_\_\_