

## ADDENDUM NO. 5 TO LEASE

It is hereby mutually agreed by and between

**5791 Creek Road, LLC**

as **Lessor**, and

**Ohio Department of Public Safety  
Ohio State Highway Patrol**

as **Lessee**, that effective July 1, 2023, a certain lease entered into as of April 1, 2015, covering 11,981 square feet of office and warehouse space and described as:

**Ohio State Highway Patrol  
5791 Creek Road  
Blue Ash, Ohio 45242**

be amended as follows:

Article II:	<u>Add:</u> The lease will extend for an additional term beginning July 1, 2023 through June 30, 2025.
	<u>Add:</u> The rental amount will increase to \$94,410.28 per year. See chart below for breakdown of costs:

Renewal Period	Rent per Sq. Ft	CAM cost per Sq. Ft	Rent + CAM per Sq. Ft.	Yearly Rent + CAM	Quarterly Rent + CAM
07-01-23 to 06-30-25	\$6.45	\$1.43	\$7.88	\$94,410.28	\$23,602.57

Article VIII. Paragraph D.	<u>Delete:</u> Provide and maintain HVAC capable of maintaining 72 degrees F. uniformly throughout the leased space regardless of outside temperatures. Lessee to maintain a bi-annual HVAC service agreement.
	<u>Add:</u> Provide and maintain HVAC capable of maintaining 68 to 74 degrees Fahrenheit throughout the premises regardless of outside temperatures. Lessee to maintain a bi-annual HVAC service agreement.

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

**LESSOR:**  
**5791 Creek Road, LLC**

By: Ryan Green  
Ryan Green

Date: 2/26/2023

**ACKNOWLEDGMENT BY THE LESSOR**

State of Ohio, Hamilton County, ss:

On this 26 day of February, 2023, before me personally appeared Ryan H. Green  
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.



COLLEEN A. KROELL  
Notary Public  
State of Ohio  
My Comm. Expires  
January 23, 2028

Colleen A. Kroell  
Notary Public, State of: Ohio  
My Commission Expires: 1/23/28

**LESSEE:**

**Ohio Department of Public Safety**

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

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