

### LEASE AGREEMENT MODIFICATION

This Lease Agreement Modification is made and entered into this 1st day of April, 2004 by and between 77 EWD, LLC ("Lessor") and DAYTON EYE ASSOCIATES, INC. ("Lessee").

#### BACKGROUND INFORMATION

- A. Lessor and Lessee are parties to a certain Lease Agreement entered into on the 31st day of October, 2001 for a term of 11 years commencing January 1, 2002 and ending on December 31, 2012.
- B. The Agreement covers the leasing of 77 East Woodbury, Suite 100/104, Dayton, Ohio 45415.

#### STATEMENT OF MODIFICATION

- A. Lessor and Lessee desire to modify Lease Agreement to provide for an additional 1200 SF known as the remainder of suite 104 (See Schedule "A" attached hereto) beginning April 1, 2004 and ending on December 31, 2012.
- B. Lessee's Base Rent shall be changed to reflect an additional ~~\$17,258.40~~ <sup>\$16,800.00 per month</sup> annually being ~~\$1,438.20~~ <sup>\$1,400.00 per month</sup> per month ("Additional Rent") beginning January 1, 2005. Each year thereafter beginning on January 1, 2006, the Base Rent and Additional Rent shall be increased by 2% over the previous year's Base Rent and Additional Rent per item 3.2.4 of the Lease.
- C. Except as modified, all the terms, provisions and conditions of the Lease shall continue in full force and effect.
- D. Lessee may make improvements to the additional space set forth herein provided, however, Lessee holds Lessor harmless against any claims, demands, cause of action, loss cost or expense to Lessor caused by Lessee's activities on the premises.

This Modification has been executed as of the day and year first above written.

Post-it® Fax Note	7671	Date	3/31/04
To	<del>77 EWD, LLC</del>	From	ALEX KOLOREK
Co./Dept	KON DAVIS	Co.	
Phone #		Phone #	
Fax #	<del>740-687-2236</del>	Fax #	

614-818-3829  
 KENT MILLER  
 740-687-2236

LESSOR  
77 EWD, LLC

By: *[Signature]*

LESSEE  
DAYTON EYE ASSOCIATES, INC.

By: *[Signature]*

STATE OF OHIO  
COUNTY OF MONTGOMERY, SS:

Sworn to before me and signed in my presence by *Paul Meyer*  
who acknowledge same to be his/her free and voluntary act and deed on this 16  
day of April, 2004

*[Signature]*  
Notary Public:



STATE OF OHIO  
COUNTY OF FAIRFIELD, SS:

Sworn to before me and signed in my presence by Kent A Miller of 77 EWD, LLC.  
who acknowledge same to be his/her free and voluntary act and deed on this 31<sup>st</sup> day of  
March, 2004.

*[Signature]*  
Notary Public, State of Ohio

