

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 4

DATE

10/26/11

TO LEASE NO.
GS-05B-18125

ADDRESS OF PREMISES

BLN Office Park
2001 Killebrew Dr.
Bloomington, MN 55425-

THIS AGREEMENT, made and entered into this date by and between
BLN Office Park Associates, Ltd.

whose address is 2001 Killebrew Drive, Suite 50
Minneapolis, MN 55425-1876

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective July 15, 2011, as follows:

This Supplemental Lease Agreement is issued to increase the square footage under the lease by 1,779 rentable square feet (1,515.74 usable) on the first floor and one surface parking space at 2001 Killebrew Dr., Bloomington, Minnesota at the blended rates noted below. Therefore, Sections 6.b. (Room No.), 6.c. (Rentable Sq. Ftg.), 7. (Amount of Annual Rent), and 8. (Rate per Month) are deleted in their entirety and replaced with the following:

6.b. – Room Numbers – 105 (Expansion Block C), 121 (Block B) & 122 (Block A)

6.c. – Rentable square feet – 7,132

7. and 8. – Annual Rent and Rate per Month:

July 15, 2011 – July 14, 2014 - \$170,102.43 (\$23.85 per RSF) at a rate of \$14,175.20 per month
July 15, 2014 – June 30, 2015 - \$159,980.66 (\$22.43 per RSF) at a rate of \$13,331.72 per month
July 1, 2015 – Sept. 30, 2015 - \$147,551.75 (20.69 per RSF) at a rate of \$12,295.98 per month
Oct. 1, 2015 – Sept. 30, 2017 - \$148,409.00 (\$20.81 per RSF) at a rate of \$12,367.42 per month

A total of 13 outside parking spaces are included as part of the rental consideration.

In addition, the new percentage of occupancy for real estate tax escalation is 2.12 based on 7,132 RSF and a total building RSF of 336,292.

All other terms and conditions of the lease shall remain in force and effect.

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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR BLN Office Park Associates, Ltd.

BY


(Signature)

Managing General Partner
(Title)

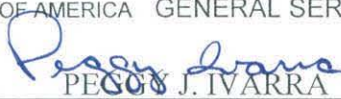
IN PRESENCE OF


(Signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY


PEGGY J. IVARRA
(Signature)

Contracting Officer
(Official Title)

The rate for Block C (Rm. 105) is \$24.78 per RSF broken down as follows:

Shell & Operating Costs -	\$16.31	
Real Estate Tax Base -	2.78	
Amortized tenant improvements -	5.69	Based on a tenant improvement allowance of \$26,917 amortized over 36 months at 8% interest.

Block C may be terminated at any time on or after July 15, 2014, by giving at least 60 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with day after the date of mailing.

Gov't. eri Lessor JA