



**Supplemental Lease Agreement
Number 1**

Lease Number: GS-05B-18664 **Date:** 8/27/12

Leased Premises: 209 S. Second Street, Suite 305, Mankato, MN 56001-3626

THIS AGREEMENT is made and entered into this date by and between Northwestern Office Building Partnership, 1400 Madison Avenue, Suite 616, Mankato, MN 56001-3626, hereinafter called the "Lessor", and the UNITED STATES OF AMERICA, hereinafter called the "Government".

WHEREAS, the parties entered into a lease dated June 6, 2012 (the "Lease");

WHEREAS, the Lessor and the Government entered into Supplemental Lease Agreement (SLA) No.1 dated July 17, 2012 amending the Lease, and

WHEREAS, the Lessor and the Government desire to further amend the Lease and to clarify certain terms of the Lease,

NOW THEREFORE, the parties hereto, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, agree as follows:

1. SLA No. 1 executed by the Lessor and the Government, dated July 17,2012 is null and void.
2. The preamble to the Lease is hereby modified to delete the words "Richard Corcoran" and insert in place thereof "Northwestern Office Building Partnership".

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

Les
By 
(Signature)

Managing Partner
(Title)

In f 

1400 Madison Ave #616
(Address) MKTO MN 56001

United States of America, General Services Administration, Public Buildings Service



Contracting Officer
(Official Title)



Supplemental Lease Agreement No. 1
Lease Number GS.-05B-18664
Mankato, MN



3. Paragraph 3 of the Lease is hereby deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent of \$34,935.36 (\$18.25/RSF - \$20.99/USF) at the rate of \$2,911.28 per month in arrears. Accumulated operating cost adjustments shall be included in the state per annum rates at the time they become effective. Rent for a lesser period shall be prorated. Rent shall be made payable by electronic funds transfer to Northwestern Office Building Partnership, in accordance with the information contained in the Lessor's Central Contractor Registration.

SCHEDULE OF RENT COMPONENTS

<i>Annual Rent applies to Years</i>	<i>Total Shell Rent</i>	<i>Total Operating Costs</i>	<i>Taxes</i>	<i>Total Building Specific Amortized Security**</i>	<i>Total Structured Parking</i>	<i>Total Surface Parking</i>	<i>Total Annual Rent</i>
1 to 10	\$13,972.20	\$17,302.56	\$3,660.60	Not Applicable	2 spaces Included in the rental rate	0	\$34,935.36

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

Lessor  Gov't.  Initials