

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE 9/29/2011
	TO LEASE NO. GS-05B-17818	

ADDRESS OF PREMISES: 9809 South Franklin Drive
Franklin, Wisconsin 53132-8885

THIS AGREEMENT, made and entered into this date by and between

whose address is **Foundations Bank**
N35W23877 Highfield Court
Suite 100
Pewaukee, Wisconsin 53702-6325

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto, desire to amend the above Lease to establish the rent commencement and expiration dates and commemorate the amount of lump sum payments due the Lessor associated with Change Orders related to the Tenant Improvement work.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 25, 2011 as follows:

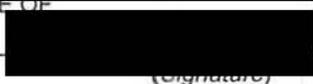
The purpose of this Supplemental Lease Agreement is to amend the above Lease as follows:

- 1) Standard Form 2 (SF-2), US Government Lease for Real Property, Paragraph 2 is deleted and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term to begin on July 25, 2011 for a term of ten (10) years/ Five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth. "
- 2) In regard to the Tenant Improvement Costs, the Notice to Proceed dated March 4, 2011 authorized the Lessor to proceed with the construction of the Tenant Improvements for the specified price of \$570,591.89. The Government has agreed to amortize \$501,604.20 (based on \$43.77 per ANSI/BOMA Office Area Square Foot), representing the Tenant Improvement Allowance. Therefore, \$68,987.69 exceeds the Allowance.

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
BY  SVP+CFD
(Title)
IN PRESENCE OF
 N35W23877 Highfield Court, Suite 100, Pewaukee, WI
(Address) 53012

UNITED STATES OF AMERICA
BY  S ADMINISTRATION
CONTRACTING OFFICER

- 3) Notice to proceed, dated July 5, 2011, authorized Change Orders for the Lessor to provide additional Tenant Improvements which were not included in the original cost estimates. The cost of these changes are \$2,778.79, and \$1,580.12, totalling \$4,358.91.
- 4) The Government shall pay the Lessor, via a lump-sum payment, a total amount of \$73,346.60, which is the total of the \$68,987.69 and \$4,358.91 cited above. The instructions below must be followed for payment of the lump-sum amount:
 - a. Create and include a unique invoice number on the invoice submitted for payment.
 - b. If the Management Company submits the invoice, please include the name and address of the Management Company not the lessor. The vendor's or lessor's name and address must match the name address in the Pegasys vendor file.
 - c. Please cite **PS Number PS0019775** on your invoice and submit your invoice directly to the Greater Southwest Finance Center with a copy to the Contracting Officer. Invoices submitted to Finance without the PS number are immediately returned to the vendor or lessor.
 - d. Please submit invoices electronically on the Finance Website at www.finance.gsa.gov. Vendors or lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

GSA, Greater Southwest Finance Center (7BCP)
PO BOX 17181
Fort Worth, TX 76102

LESSOR:



GOV'T:

