

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2

DATE (FOR GOVT USE ONLY)

6/2/11

TO LEASE NO.
GS-05B-17834

ADDRESS OF PREMISES
Fond Du Lac Office Building
180 Knights Way
Fond Du Lac, Wisconsin 54935

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

whose address is
C.D. Smith Construction
889 E. Johnson Street
Fond Du Lac, Wisconsin 54935

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, Supplemental Lease Amendment 2 is issued to amend the lease GS-05B-17834 effective March 31, 2011: Issued to establish the address of the demised premise, the payee for rent purposes, the size of the demised premise, the parking spaces, effective date, and expiration date of the Lease that resulted from the physical inspection, measurement and acceptance date of the space by the Government.

Based on the above, the following paragraphs are amended: 1, 2, 3, 10, 11:

1. The Lessor hereby leases to the Government the following described premises:
6,114 rentable square feet (5,874 BOMA usable square feet) of space in a build-to-suit, single story, along with 25 on-site parking spaces located on a site at 180 Knights Way, Fond Du Lac, Wisconsin 54935 to be used for such purposes as determined by the General Services Administration. The common area factor is established as 1.04 (6,114 rsf / 5,874 usf).
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 22, 2011 through February 21, 2021 subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$196,313.00 (\$32.11 per rentable square foot and \$33.42 per usf) at the rate of \$16,359.42 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

C.D. Smith Construction Inc
889 E. Johnson Street
Fond Du Lac, Wisconsin 54935 - 2933 AB
10. For the purpose of computing Operating Cost adjustments in accordance with Paragraph 3.5 of the SFO, the base cost of services are \$42,065.85 per annum or \$6.88 per rentable square feet. This equates to a rate of \$7.16 per usable square foot
11. It is understood and agreed that for real estate tax adjustment purposes, in accordance with Section 3.4, of the Solicitation For Offers No. GS-05B-17834 within this lease, the Government will occupy 41% percent of the net usable square foot area of the building yielding an approximate rate of \$2.84 usf (\$2.72 per rsf)

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

LESSOR C.D. Smith Construction Inc

BY

IN PRESENCE

Vice President

(Title)

889 E Johnson St, Fond du Lac, WI

(Address)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION

BY

Melissa McKenna

(Official Title)