

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO.3

DATE (FOR GOVT USE ONLY)

1/31/2012

TO LEASE NO.
GS-05B-18074

ADDRESS OF PREMISES:

1145 Vern Street
West Bend, Wisconsin 53095

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

whose address is Hartford LLC
1527 E. Sumner Street
Harford, WI 53027

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 1 is issued to amend the lease GS-05B-18074 effective December 1, 2011: Issued to establish the physical 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, the first year's operation cost, and the common area factor 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, 13, 19:

1. The Lessor hereby leases to the Government the following described premises:
6370 rentable square feet (6020 -usable square feet) of a newly constructed single story building, located at 1145 Vern Street, in West Bend, Wisconsin 53095, to be used for such purposes as determined by the General Services Administration. Thirty one (31) onsite parking spaces are available, on site, to the Government, its visitors and employees.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of thirteen (13) years, ten (10) firm term beginning on December 1, 2011 through November 30, 2024 subject to termination and renewal right after the firm term.
3. The Government shall pay the Lessor annual rent of \$177,213.40 (\$29.44 per usable square foot and \$27.82 per rentable square foot) at the rate of \$14,767.78 per month in arrears for years 1-10. Rent for years 11-13 will be 145,172.30 per year, subject to operating cost escalations. A lesser period shall be prorated.

In Section 3.2, Tenant Improvement in Offer, the Lessor agrees to provide up to \$42.08 per BOMA usable square foot toward the cost of the tenant improvements as defined. In the event the tenant improvement cost is less than the amount provided above, Lessor agrees as outlined in Section 3.3 TENANT IMPROVEMENT RENTAL ADJUSTMENT, to refund such difference in the form of a reduction of the tenant improvement portion of the rental using a 7% amortization annual interest rate over 120 months. The Government and Lessor agree that the final Tenant Improvement costs will be stated in a Supplemental Lease Agreement.

Rent checks shall be made payable to:

Hartford LLC
1527 E. Sumner Street
Hartford, Wisconsin 53027-2608

13. For the purpose of computing Operating Cost adjustment in accordance with Paragraph 4.3 of SFO GS-05B-18074, this lease has a cost of service base of \$36,627.50 per annum or \$5.75 rentable square feet for 6370 square feet of rentable office space. This equates to \$6.08 per usable square feet.

19. The lease Common Area Factor is 1.0581395

All other terms and conditions remain in force

LESSOR: [Redacted]

BY: [Redacted] Member
(Title)

IN PR: [Redacted] [Redacted]
(Address)

UNIT: [Redacted] TION

BY: [Redacted] _____
Contracting Officer
(Official Title)