

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1
PS0018672

DATE

1-20-11

TO LEASE NO. GS-05B-18081

ADDRESS OF PREMISES Stanheim Building
2 Copeland Avenue
La Crosse, WI 54603

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

whose address is **Northside Office, LLC.**
119 North 19th Street
La Crosse, WI 54601-3724

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 December 20, 2010 as follows:

This Supplemental Lease Agreement (SLA) Number 1 is issued to establish the commencement date and term of the lease and to approve a lump sum payment to Lessor for Tenant Improvements.

I. Paragraph 2 of the Lease is deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 20, 2010 through December 19, 2020, subject to termination and renewal rights as may hereinafter set forth."

II. Paragraph 4 of the Lease is deleted in its entirety and replaced with the following:

"4. The Government may terminate this lease at any time after December 19, 2015 by giving at least 180 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 the day after the date of mailing."

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 Northside Office, LLC

BY

IN PRESE

President

(Title)

119 North 19th Street LaCrosse
(Address) *WI 54601*

UNITED STATES OF AMERICA

ADMINISTRATION

BY

Contracting Officer
(Official Title)

III. By letter dated October 18, 2010, Government approved the cost to build out the space for the sum of \$319,070.00. The Government approved three changes to this cost in the amount of \$4,923.10. The total approved cost is \$323,994.10. Pursuant to Paragraph 8 of the Lease, \$103,734.90 is being amortized in the rent. The Government agrees to pay the remaining \$220,259.20 in a lump sum amount to the Lessor.

Lessor must submit its invoice in the amount of \$220,259.20 directly to: GSA, Greater Southwest Finance Center (7BCP), PO Box 17181, Fort Worth, Texas 76102 or to the GSA Finance Website at WWW.finance.gsa.gov. The invoice must include the following PDN number **PS0018672**. Partial payments may be made to Lessor for the cost of the work only after satisfactory completion and acceptance of a portion of the improvements by the Government through the Contracting Officer, or Contracting Officer's Representative. Any request for partial payment must be made in the same manner set forth in this Paragraph III. If any additional costs are approved and added to the cost of the improvements identified herein, an additional SLA shall be issued detailing the final cost agreement

INITIALS: LESSOR: PB GOVERNMENT: JMB