

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-05B-18131	DATE 5/20/2011	PAGE 1 of 1
ADDRESS OF PREMISES 790 N. Milwaukee Street, 6 th Floor, Milwaukee, WI 53202-3729			

THIS AGREEMENT, made and entered into this date by and between Kennedy II Associates Limited Partnership, whose address is: 788 North Jefferson Street, Milwaukee, WI 53202-3705

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows: Supplemental Lease Agreement No.1 is issued to amend the original Lease Agreement to start the rent (without the tenant improvements using 4,443 Rentable Square Feet | 3,958 ANS/BOMA Office Area Square Feet) effective May 15, 2011. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 15, 2011 as follows:

Paragraph 3 is hereby amended to establish the effective rent rate as follows:

"3. The Government shall pay the Lessor annual rent in accordance with the terms specified in Lease No. GS-05B-18131. Because Tenant Improvement build-out will not be completed by the effective date of this Supplemental Lease Agreement, or May 15, 2011, the Government shall withhold payment of amortized Tenant Improvements until the work is completed by the Lessor and accepted by the Government. The Government has established that the Lessor shall complete construction of all Tenant Improvements to the office space between ninety (90) and one-hundred twenty (120) days of May 15, 2011. *Payment of Actual Tenant Improvement costs shall be amortized back into the annual rent, the Rentable Square Feet and ANS/BOMA Office Area Square Feet, the Broker Commission and commission credit and the Lease and commencement date of the Firm Term of the Lease will be confirmed upon completion and acceptance of the Tenant Improvement construction of the leased space by an authorized Government official and shall be enumerated in a Supplemental Lease Agreement to follow.*

The rent on May 15, 2011 is as follows:

Years 1 through 3 \$106,561.80 annual rent / \$8,880.15 per month in arrears / \$23.98 per rentable square foot (shell rent = \$13.70/rsf, operating cost = \$9.23 / rsf, real estate taxes = \$1.05 sf)

Years 4 through 5 \$111,215.73 annual rent / \$9,267.98 per month in arrears / \$25.03 per rentable square foot (shell rent = \$14.75 / rsf, operating rent = \$9.23 / rsf, real estate taxes = \$1.05 sf)

Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Kennedy II Associates Limited Partnership
C/O Pentagon Property Management
732 N. Jackson Street, Suite 300
Milwaukee, WI 53202-4620

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

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.	
SIGNATURE [Redacted]	LESSOR Kennedy II Associates Limited Partnership
ADDRESS [Redacted]	NAME OF SIGNER By Van Buren Management, Inc., General Partner Joel S. Lee, President
ADDRESS [Redacted] son Street, Suite 800; Milwaukee, WI 53202	
IN PRESENCE OF	
SIGNATURE [Redacted]	NAME OF SIGNER Phyllis M. Resop, President Pentagon Property Management, LLC
ADDRESS [Redacted] 732 N. Jackson Street, Suite 300; Milwaukee, WI 53202	
UNITED STATES OF AMERICA	
SIGNATURE [Redacted]	NAME OF SIGNER JoAnne Ladwig
AUTHOR [Redacted]	OFFICIAL TITLE OF SIGNER Lease Contracting Officer
Previous	GSA FORM 276 (REV. 12/2006)