

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-05B-18136	DATE MAR 13 2012	PAGE 1 of 2
ADDRESS OF PREMISES 345 West Washington Ave., Suite 202, Madison, WI 53703-3007			

THIS AGREEMENT, made and entered into this date by and between **345 W. Washington Avenue, LLC** whose address is

c/o The Alexander Company, Inc.
145 East Badger Rd, Suite 200
Madison, WI 23713-2708

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

WHEREAS, the parties hereto desire to amend the above Lease dated April 19, 2011.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution, as follows:

The purpose of this Supplement Lease Agreement 1 is to provide the Approval for the Tenant Improvement Construction Budget and adjust the rental rate and commission rates.

Paragraph 1 is deleted and replaced with the following :

1. The Lessor hereby leases to the Government the following described premises:


A total of 10,089 rentable square feet (RSF) of office and related space, which yields 9,500 ANSI/BOMA Office Area square feet (USF) of space at 345 West Washington Avenue, Suite 202, Madison, Wisconsin 53703-3007, to be used for such purposes as determined by the General Services Administration. The lease also includes twenty (20) parking reserved and secured parking spaces at a cost of \$110 per stall, per month.


Paragraph 29 is hereby added:

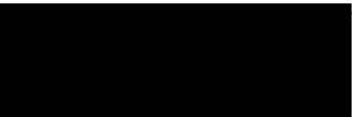
29. After review by the Government, Lessor's Tenant Improvement proposal dated August 1, 2011 (Attachment 1) is hereby approved in the amount not to exceed \$855,718.00. Of this amount \$428,735.00 shall continue to be amortized into the rent over the first five (5) years at an interest rate of 7%. The lessor has agreed to pay an additional amount of \$38,040.00 towards the TI costs that will NOT be charged back to the tenant. Therefore the amortized tenant build out costs are \$101,873.60 per annum or \$10.10 per rentable square foot or \$10.72 per OASF. The remaining Tenant Improvement costs in the amount of \$388,943.00 will be paid via a one-time lump sum payment upon completion, inspection and acceptance of the work, and a receipt for the work by the Government.

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE 	NAME OF SIGNER Joseph M. Alexander
ADDRESS 145 E. Badger Road #200 Madison WI 53713	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Andrew Schmidt
ADDRESS 145 E. Badger Rd. #200 Madison WI 53713	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER V. KENNEDY CAUSHY
	OFFICIAL TITLE OF SIGNER Contracting Officer

Any changes of the Construction Drawings which result in a financial change to the lease agreement, of any type, must be approved in writing by the GSA Contracting Officer

Invoice for payment shall be submitted directly to:

GSA Greater Southwest Finance Center electronically on the Finance Website at www.finance.gsa.gov.

General Services Administration

FTS and PBS Payment Division (7BCP)

P.O. Box 17181

Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration

Attn: Y. Renee Causby

230 S. Dearborn St., Suite 3300

Chicago, IL 60620

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address; and a description, price, and quantity of the items delivered
- GSA PS#: 0021454

The invoice must be submitted on company letterhead.

Change orders or variances to the scope of work, without obtaining approval in writing by the Government's Contracting Officer, may be rejected by the Government.

The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

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