

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-05B-18136	DATE MAY 01 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, February 2, 2012, as follows:

The purpose of this Supplement Lease Agreement 2 is to establish the beneficial occupancy date of February 2, 2012, establish the rental terms and provide approval for Change Orders 1-4.

Paragraph 3 is deleted and replaced with the following :



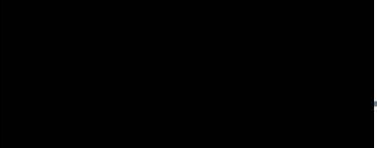
3. The Government shall pay the Lessor annual rent of \$286,023.15 (\$28.35/RSF - \$30.14/USF) at the rate of \$23,835.26 per month in arrears for the term of February 2, 2012 through February 1, 2017; \$305,192.25 (\$30.25/RSF - \$32.15/USF) at the rate of \$25,432.69 per month in arrears for the term of February 2, 2017 through February 1, 2022 and \$262,717.56 (\$26.04/RSF - \$27.68/USF) at the rate of \$21,893.13 per month in arrears for the term of February 2, 2022 through February 1, 2027.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

345 W. Washington Avenue, LLC
c/o The Alexander Company, Inc.
145 East Badger Road, Suite 200
Madison, Wisconsin 53713-2708

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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 Rd #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	
	NAME OF SIGNER Y. KEMEE CAUSBY
	OFFICIAL TITLE OF SIGNER Contracting Officer

Paragraph 30 is hereby added to the lease:

30. The Government hereby approves Change Orders 1 through 4 in the total amount of \$93,821.00. These additional Tenant Improvement costs in the amount of \$93,821.00 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. The changes are detailed as follows:

Item	Description of Work	Cost
Change Order 1	Agency Required Security	[REDACTED]
Change Order 2	Additional HVAC unit	[REDACTED]
Change Order 3	Security Frame	[REDACTED]
Change Order 4	Misc Changes	[REDACTED]
Total		\$93,821.00

Any additional 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.

INITIALS:  LESSOR
 GOV'T