

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-05B-18150	DATE	PAGE 1 of 3
ADDRESS OF PREMISES 8505 Research Way, Middleton, WI 53562-3586			

THIS AGREEMENT, made and entered into this date by and between Greenway Properties, Inc whose address is

725 Heartland Trail, Suite 102
Madison, WI 53717-1976

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 considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 1, 2011, as follows:

The purpose of this Supplemental Lease Agreement (SLA) Two (2) is to establish beneficial occupancy, approve Change Orders 1-9, and reconcile the Tenant Improvement budget.

The Government hereby approves Change Orders 1 through 3-2, and 5-1 through 9 in the total amount of \$39,279.00. These changes are applied to the TI Budget increasing it from \$780,604.00 (pursuant to SLA 1) to \$819,883.00 at a rate of \$33.04 per RSF (\$35.91 USF) and are to be amortized for a period of sixty (60) months at six and one-half percent (6½%). This budget is inclusive of all approved change orders as listed below:

Item	Description of Work	Cost
Change Order 1	Interior finish changes.	
Change Order 2	Added exterior hose bib per GB's RFP#1-TI	
Change Order 3-1	Interior Finish Changes, walls, ceilings & floors.	
Change Order 3-2	Furnish power to retention pond.	
Change Order 5-1	Elec. Requirements for 6 Interactive Screens & data drops for Systems Furniture.	
Change Order 5-2	Window Treatment	
Change Order 6	Add Rip Rap Around the Bio-retention Pond.	
Change Order 7	Remove and replace the flooring in room 123, also repaint.	
Change Order 8	Change steel beam in Conference Room #126.	
Change Order 9	Revise millwork at Prep Rm 142	
Total		\$39,279.00

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

LESSOR

SIGNATURE

NAME OF SIGNER

Teff Straubel 3-7-12
CPI

ADDRESS

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

Juanita Valle 3/7/12

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

OFFICIAL TITLE OF SIGNER

Peggy Durca
Lease Cont. Officer

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Paragraph 1 is restated as follows:

- 1. The Lessor hereby leases to the Government the following described premises:
 - A. A total of approximately 24,816 rentable square feet (RSF) consisting of 22,832 ANSI/BOMA Office Area square feet (USF) of space located in the building located at 8505 Research Way, Middleton, Wisconsin 53562 as indicated on the attached Site Plan and Floor Plan, to be used for such purposes as determined by the General Services Administration.
 - B. Eighty-four (84) surface parking spaces, located on-site and/or within 1/2 block of the building, are included in the rent.
 - C. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.086%.
 - D. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as 100%.

Paragraph 3 is deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent of \$547,124.07 at the rate of \$45,593.67 per month in arrears for Years 1-5. The Government shall pay the Lessor annual rent of \$388,122.24 at the rate of \$32,343.52 per month in arrears for Years 6 - 10.

Lease Years 1-5	RSF	USF	Annual
Warm Lit Shell	\$ 9.99	\$10.86	\$247,911.84
Real Estate Taxes	\$ 1.33	\$ 1.44	\$ 33,005.28
Security Costs	\$ 0	\$ 0	\$ 0
Operating Expenses	\$ 2.97	\$ 3.23	\$ 73,703.52
Tenant Improvements	\$ 7.76	\$ 8.43	\$192,503.43
Total	\$22.05	\$23.96	\$547,124.07

Lease Years 6-10	RSF	USF	Annual
Warm Lit Shell	\$11.34	\$12.34	\$281,413.44
Real Estate Taxes	\$ 1.33	\$ 1.45	\$ 33,005.28
Security Costs	\$ 0	\$ 0	\$ 0
Operating Expenses	\$ 2.97	\$ 3.23	\$ 73,703.52
Tenant Improvements	\$ 0	\$ 0	\$ 0
Total	\$15.64	\$17.02	\$388,122.24

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

Greenway Properties, Inc.
725 Heartland Trail, Suite 102
Madison, Wisconsin 53717-1976

Paragraph 24 is deleted in its entirety and replaced with the following:

24. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value for the initial firm term of this lease. The total amount of the commission is [REDACTED] (\$22.05/RSF x 24,816 RSF x 5 YRS x [REDACTED]). In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

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INITIALS: LESSOR
GOVT

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Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$45,593.67 minus prorated Commission Credit of \$ [REDACTED] equals \$ [REDACTED] adjusted First Month's rent.

Second Month's Rental Payment \$45,593.67 minus prorated Commission Credit of \$ [REDACTED] equals \$ [REDACTED] adjusted Second Month's rent.

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

INITIALS:  LESSOR
GOVT