

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05B-18520
ADDRESS OF PREMISES 660 WEST WASHINGTON AVE, SUITE 306, MADISON, WI 53703	PDN Number: NA

THIS AMENDMENT is made and entered into between **CITY STATION ASSOCIATES LIMITED PARTNERSHIP, DBA CITY STATION ASSOCIATES**

whose address is: **145 E. BADGER ROAD, SUITE 200, MADISON, WI 53713**

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

WHEREAS, the parties hereto desire to amend the above Lease

- 1.) To accept the Tenant Improvements as completed; and
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Provide the annual rental amounts; and
- 4.) To state the Broker Commission and the Commission Credit; and

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 4, 2014, as follows.

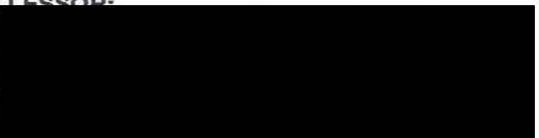

See Attached


This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
 IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Manager, JMA Property Management
 Entity Name: **CITY STATION ASSOCIATES LIMITED PARTNERSHIP, DBA CITY STATION ASSOCIATES**
 Date: 4/15/2014

Signature: 
 Name: June M. Beecham
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 4/18/14

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Michael Schmidt
 Title: Principal Broker
 Date: 4/15/2014

- 1.) The Tenant Improvements have been completed and the Government accepts the leased premises on December 1, 2013.
- 2.) The Commencement Date of the lease shall be December 1, 2013 and shall expire on November 30, 2018, subject to termination and renewal rights as may be hereinafter set forth in the Lease.
- 3.) The Government shall pay the Lessor annual rent, on a monthly basis in arrears, according to the following schedule:

Years 1 – 5 December 1, 2013 – November 30, 2018	
	Annual
Shell Rent	\$43,065.00
Operating Cost Base	\$12,881.22
Total	\$55,946.22

- 4.) The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. 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 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.

Notwithstanding Paragraph 1 of this Lease Amendment # 1, 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 full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent.

First Full Month's Rental Payment of \$4,662.19 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Full Month's Rent.

INITIALS: MA LESSOR & JMB GOVT