

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDING SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1

DATE  
9/15/11

TO LEASE NO.  
GS-05B-18545

ADDRESS OF PREMISES

Tri Park Center  
1648 Tri Park Way  
Appleton, WI 54914-1601

THIS AGREEMENT, made and entered into this date by and between EDB INVESTMENTS, LLC

whose address is

Tri Park Center  
1650 Tri Park Way  
Appleton, WI 54914-1652

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective September 9, 2011 as follows:

Supplemental Lease Agreement No. 1 is hereby issued to establish the actual occupancy date of the lease which also amends the termination date of the lease. The broker commission paragraph is also repeated for clarity. All other terms and conditions remain unchanged. Paragraphs 2 and 4 of the Lease have been deleted in their entirety and replaced with the following and Paragraph 23 of Attachment A referencing the broker commission and commission credit has been repeated for clarity:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 9, 2011 and continuing through September 8, 2021 subject to termination and renewal rights as may be hereinafter set forth.
4. The Government may terminate this lease in whole or in part at any time on or after September 9, 2016 by giving at least sixty (60) days notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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 above date.

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LESSOR: EDB INVESTMENTS, LLC

BY

IN PRESENCE  
OF

(WITNESS SIGNATURE)

Member  
200 E. Washington St, Ste 2A  
Appleton, WI 54911  
(Title)  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

PATRICIA A. BENDA

Lease Contracting Officer

(Signature)

(Official Title)

23. In accordance with SFO Paragraph 2.4 entitled "Broker Commission and Commission Credit," The Will Steiner R.E. Group ("Broker") and its cooperating brokers the Crown Partnership, Inc. and Transcapital Realty, LLC is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Due to the Commission Credit described in SFO Paragraph 2.4 only [REDACTED], or [REDACTED] of the Commission, will be payable to The Will Steiner R.E. Group. The remaining [REDACTED], or [REDACTED] which is the "Commission Credit", shall be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over three (3) months.

Notwithstanding Paragraph 3 of this Lease, 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 \$6,533.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent

Second Month's Rental Payment \$6,533.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent

Third Month's Rental Payment \$6,533.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent

INITIALS: EW & Ad  
LESSOR GOVERNMENT